

# MAIN STREET REDEVELOPMENT PLAN BOROUGH OF ALLENHURST

Monmouth County, New Jersey

Adopted by Commissioners

Originally Adopted October 2006

Amended November 2007

To Be Adopted February 13, 2024

**2024**

Prepared By:



788 Wayside Road  
Neptune, New Jersey  
07753

The original of this report was signed and  
sealed in accordance with N.J.S.A..45:14A-12

A handwritten signature in blue ink, appearing to read "Jennifer C. Beahm", is written over a horizontal line.

Jennifer C. Beahm, PP, AICP  
License No. 05625

## **INTRODUCTION**

The Main Street Redevelopment Plan (the "Redevelopment Plan" or "Plan") presents an opportunity to redevelop the southwestern portion of the Borough of Allenhurst ("Borough") particularly along Main Street. The governing body adopted a resolution on November 15, 2004, formally designating the hereinafter defined Redevelopment Area as a "Condemnation Redevelopment Area" pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A- 1 et seq.) (the "Redevelopment Law"). Subsequently, the Borough's governing body adopted a "Main Street Redevelopment Plan" in October 2006 and amended it in November 2007 and in April 2021, which presented a more refined version for the Redevelopment Area and specific concept plans. The April 2021 Plan was adopted and later rescinded. The October 2006 and November 2007 are collectively identified the "Prior Redevelopment Plan." This Redevelopment Plan amends and restates the Prior Redevelopment Plan in its entirety. Source, 2021 Main Street Redevelopment Plan (hereinafter "2021 plan"), page 3. Note, the "Affordable Housing Settlement Agreement" entered into on February 23, 2023, (hereinafter referred to as "AHSA"), which is attached hereto as Exhibit A, incorporated the Term Sheet pursuant to paragraph 3.2 thereof.

The Redevelopment Area consists of Block 18, Lot 1, Block 19, Lots 1 and 2, Block 21, Lots 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 13, and Block 31, Lot 3 (collectively the "Redevelopment Area") as delineated on the Aerial Map below. Subsequent to the designation of Block 21, Lots 2 and 3 as an area in need of redevelopment, it was determined that such lots were necessary for the production of utility services and would remain within the utility rate base. Therefore, Block 21, Lots 2 and 3 have been identified exclusively for utility use as part of the Redevelopment Plan. Source 2021 plan, page 3.

Previously, the Borough deemed Lots 3 and 4, in Block 21 merged and the merged lots are presently designated as Lot 3. This Plan amendment provides for different districts and uses for different portions of Lot 3, which follow the prior Lot 3 and Lot 4 lot lines and will be referred to herein as "Old Lot 3 portion of Lot 3" and "Old Lot 4 portion of Lot 3". The maps in this plan reflect the "old" lot lines for purposes of illustration and the maps and references herein to the "old" lots shall not change the official lot designation of Lot 3 and the area it contains.

This “Redevelopment Plan” modifies the previously adopted Prior Redevelopment plan to permit the demolition of the former Jersey Central Power & Light (JCP&L) building on the east side of Main Street, identified as Block 18 Lot 1 on the Borough of Allenhurst Tax Maps, 315 Hume Street, (“East Side Property”) to make way for a townhouse development. This Development of the East Side Property will be sensitive to the historical context of the Borough's residential neighborhoods.

The Redevelopment Plan continues to propose the demolition of the former Jersey Central Power & Light (JCP&L) building(s) along the west side of Main Street in favor of the development of a mixed-use project including multi-family housing, identified as Block 21, Lots 5, 6 and 7 and Old Lot 4 portion of Lot 3, 500-523 Main Street (“West Side Property”).

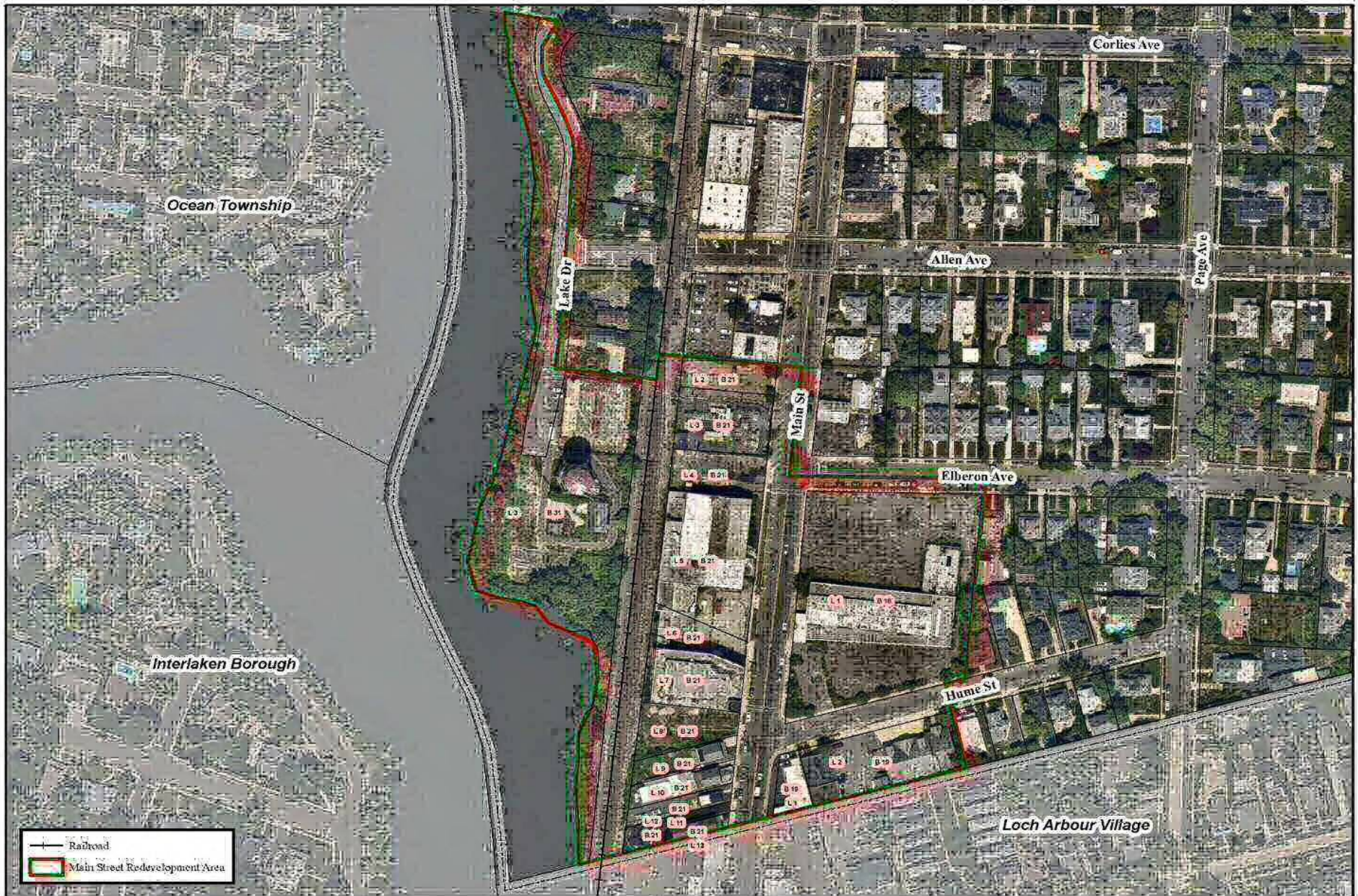
In addition, this Redevelopment Plan now includes a portion of Block 31, Lot 3 on the Tax Map of the Borough of Allenhurst, hereinafter referred to as the Lake Drive property. A portion of the Lake Drive property will be dedicated for the development of 23 (but no less than 20) Affordable Housing rental apartments. The Plan revises the concept for the redevelopment of the Borough's DPW/Waterworks site on the south side of Hume Street to permit new construction. This Redevelopment Plan supersedes all previous redevelopment plan(s) in all aspects.


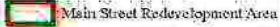
This Redevelopment Plan is also adopted as required by the settlement of the builder's remedy lawsuit captioned, *Power Station at Allenhurst, LLC v. Borough of Allenhurst; Board of Commissioners of the Borough of Allenhurst; and Allenhurst Planning Board*, Superior Court of New Jersey, Docket No.: MON-L-2551-21, filed against the Borough for failure to provide a reasonable opportunity for affordable housing for very-low, low and moderate income households and to meet the Borough's fair share of the housing region's need for such housing, in addition to related relief in accordance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 ("FHA") and Mount Laurel jurisprudence (hereinafter “Builder's Remedy Action”). A Settlement Agreement was reached by and between the Borough and Power Station at Allenhurst, LLC (“Power Station”) and executed by the parties on February 23, 2023 (“AHSA”). As discussed in detail below, the AHSA calls for a three-parcel inclusionary development including the East Side Property, the West Side Property and a portion of the Lake Drive Property. After a duly-noticed Fairness Hearing held

on July 6, 2023 before the Honorable Linda Grasso Jones, J.S.C., the Court approved the AHSA as reflected in a Court Order dated July 31, 2023. A copy of the court-approved AHSA and the July 31, 2023 Court Order are attached hereto as **Exhibit A**. If any conflict arises between this Redevelopment Plan and the AHSA, the terms of the AHSA shall supersede this Redevelopment Plan.

In addition to entering into the AHSA, the Borough also entered into a settlement agreement with Fair Share Housing Center ("FSHC"), fully executed by the parties on May 10, 2023 (hereinafter "FSHC Settlement Agreement") to address its overall fair share affordable housing obligations. The FSHC Settlement Agreement was also approved by the Court at the July 6, 2023 Fairness Hearing as reflected in the July 31, 2023 Court Order.

Below please find an Aerial depicting the Main Street Redevelopment Area.

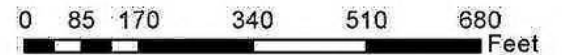


 Railroad  
 Main Street Redevelopment Area

**LEON S. AVAKIAN, Inc.**  
 Consulting Engineers



**Aerial**  
**Main Street Redevelopment Plan**  
 Borough of Allenhurst  
 Monmouth County, New Jersey



DRAWN BY: TUGIL ALIJEVIC  
 DATE: 01/11/2017 10:00 AM  
 PROJECT: 15-001

**STATUTORY REQUIREMENTS** Source, 2021 Plan, page 3

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
  - The Master Plans of contiguous municipalities;
  - The Master Plan of the County in which the municipality is located; and
  - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).
6. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

**PLAN PRINCIPLES** Source 2021 Plan, page 5

The Plan seeks to capitalize on the opportunities of the Redevelopment Area and build upon the unique and historic character of the Borough. The following key principles guide the Plan.

*Redevelopment of the former JCP&L site:*

West Side Mixed-Use Mid-Rise Development:

JCP&L, formerly the largest property owner in the Redevelopment Area, is no longer the owner of the buildings located at Block 21, Lots 5, 6 and 7. JCP&L retained ownership of the Old Lot 3

portion of Lot 3 and Old Lot 4 portion of Lot 3 in Block 21. Most of the structures on those properties were used in connection with the provision of utility services. This Redevelopment Plan contemplates the demolition of the buildings and structures located on Lots 5, 6 and 7 and Old Lot 4 portion of Lot 3 in Block 21 and the construction of new structures with a mixed-use development including multi-family housing, supportive accessory uses and commercial uses. Per the AHSA, this parcel is considered the 'West Side' parcel of the court-approved, three-parcel Power Station inclusionary development. Source 2021 Plan, page 5.

#### East Side Townhouse Development:

The 2.2 acre site east of Main Street, between Elberon Avenue and Hume Street contains a large building formerly used by JCP&L that is approved for demolition under this Redevelopment Plan. Per the AHSA, this parcel is considered the 'East Side' parcel of the court-approved, three-parcel Power Station inclusionary development. The property is proposed to be developed with a townhouse development that will be sensitive to the historic context of the Borough's residential neighborhoods. The Borough's Design Guidelines in the Historic Preservation Ordinance ("HPO") will apply to the extent that they are consistent with the Redevelopment Plan, as determined by the Redevelopment Entity. Source, 2021 plan, page 5.

It is recognized that the Design Guidelines do not contemplate a townhome development. As such, it is intended that the design of the townhome structures meet the spirit of the HPO with regard to architectural style, surface treatments, windows, doorways, porches and trim. Compliance with regard to site utilization, size and scale, height and rhythm and directional emphasis is not required, as those elements are governed by this Plan. However, the renderings attached as Exhibit B to the Settlement Agreement and the exhibits to this Redevelopment Plan are consistent with the HPO Design Guidelines as they pertain to the East Side and the West Side Properties. Source 2021 plan, page 5.

#### Lake Drive Property:

As part of addressing the Borough's affordable housing obligation, the Borough will contribute and dedicate to Power Station a portion of the Borough-owned Block 31, Lot 3, known as the Lake Drive Property, to be redeveloped for up to twenty-three (23) (but no less than 20) family affordable rental

residential units for very-low, low and moderate-income households, as reflected in more detail in the AHSA. (See AHSA, ¶6.1 & Term Sheet). The Lake Drive Property (a portion of Block 31/Lot 3) is also part of the court-approved overall Power Station inclusionary development that includes the West Side property, the East Side Property and the Lake Drive Property. See generally, AHSA.

#### Gateway to Allenhurst:

The Plan encourages the development of a "Gateway" feel at the south end of Main Street. Redevelopment of the Borough-owned DPW/Waterworks property has the potential to revitalize the southern end of the corridor. Source 2021 plan, page 5.

### **REDEVELOPMENT AREA - CONTEXT, LOCATION AND DESCRIPTION**

The Borough of Allenhurst is approximately 0.3 square miles in land area and is located on the Atlantic shoreline of Monmouth County, as indicated on the "Regional Context Map" (below). Allenhurst is located within close proximity to New York City and is located north of the Village of Loch Arbour and City of Asbury Park; east of Ocean Township and the Borough of Interlaken; and south of the Borough of Deal. Deal Lake runs along the western and southern edges of the Borough, separating it from Ocean Township and the Borough of Interlaken; and the southern portion of the Borough of Deal. Source 2021 plan, page 6.

Allenhurst is a quiet historic Atlantic shore town with a year-round population of approximately 500 people, that is characterized by wide streets, and buildings that belong to Greek Revival, Queen Anne, Italianate, Victorian Eclectic, Vernacular Variations, Colonial Revival, Spanish Mission/Italian Renaissance, Bungalow, English Tudor, and other 19th century architectural styles. Allenhurst has retained many of its original 19th century structures. The streetscape, which exists today, features a typical mix of 19th century domestic architecture and mature shade trees along the residential streets mainly west of Ocean Avenue. Source 2021 plan, page 6.

The Redevelopment Area is located in the southwest corner of the Borough and occupies a land area of just over 8 acres, not including roads and other rights of way. A large portion of the Redevelopment Area, 5.7 acres, is located along both sides of Main Street. The two largest property



owners in this section of the Redevelopment Area are the Borough of Allenhurst and Power Station at Allenhurst, LLC, which purchased Lots 5, 6 and 7 in Block 21 and Lot 1 in Block 18 from JCP&L, a public utility company. A smaller section of the Redevelopment Area consists of the Borough owned land area located between Deal Lake to the west and the North Jersey Coast Rail Line right-of-way to the east. This 2.4 acre land area is accessed by Lake Drive. Source 2021 plan, page 6.

The Redevelopment Area is currently served by public transportation. The Redevelopment Area is within 600 feet of the Allenhurst Train Station serviced by NJ Transit. Bus service is provided to the general area by New Jersey Transit. Access to regional highways is provided via Sunset Avenue to the south in Asbury Park onto Highway 35. These roadways connect the Redevelopment Area to the Garden State Parkway, state and county highways, and neighboring communities. Source 2021 plan, page 6.

The Redevelopment Area is located within public water and sewer service areas.

See Context Map and Existing Land Use Maps below.



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 Consulting Engineers

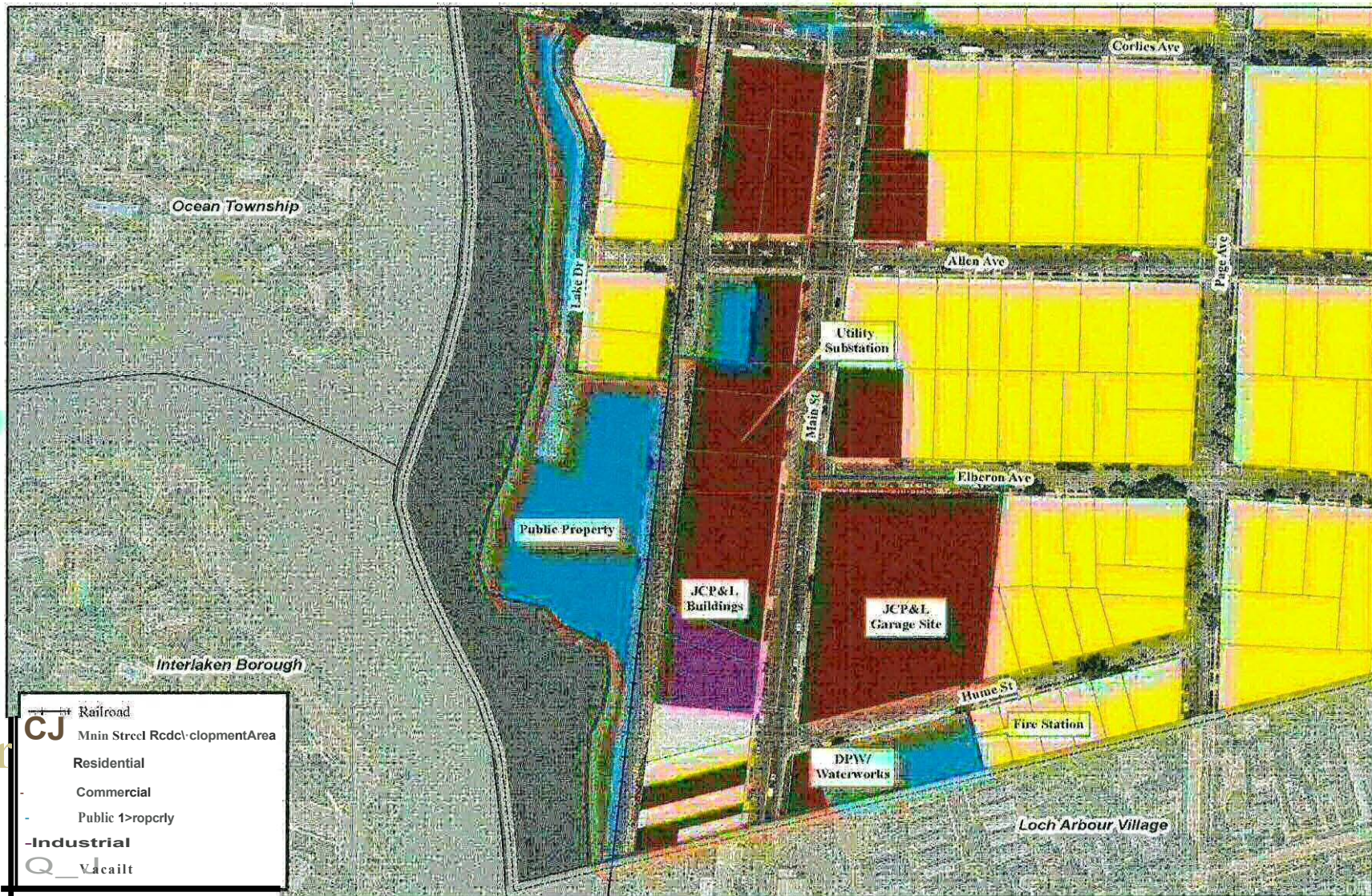


**Context Map**  
 Main Street Redevelopment Plan

Borough of Allenhurst  
 Monmouth County, New Jersey



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 Consulting Engineers

**Existing Land Use**  
 Main Street Redevelopment Plan  
 Borough of Allenhurst  
 Monmouth County, New Jersey



## GOALS

The following are the goals of this Redevelopment Plan: Source 2021 plan, page 9.

- To encourage a pedestrian oriented mix of residential, retail, restaurant and public uses and capitalize on the area's proximity to the rail station and the beach.
- To develop a redevelopment project that provides an appropriate number of new residential units including townhouses, apartments, and the provision of affordable units.
- To create buildings and streetscapes that are consistent with the architecture and streetscape improvements of the Borough.
- To provide gateways and plaza areas along Main Street.
- To create townhouse housing opportunities as part the Power Station inclusionary development east of Main Street.
- To create a mid-rise mixed use development with retail and housing opportunities as part the Power Station inclusionary development west of Main Street.
- To demolish the former JCP&L buildings on the east and west side of Main Street and redevelop with mixed use multifamily and townhouses as part the Power Station inclusionary development.
- To assist in the provision of Affordable Housing with the Power Station inclusionary development by dedicating a portion of the Borough public property at Block 31/Lot 3, per the AHSA, to create multi-family affordable family rental units as part of the Power Station inclusionary development, as well as for the Borough to retain a portion of Block 31/Lot 3 as a municipal park and another portion for other municipal uses.
- To improve the public elements of the streetscape (e.g., lighting, paving, pedestrian linkages).
- To encourage parking location and design that provides shared or joint use facilities and integrates parking into the area in an unobtrusive manner.
- To promote creative physical and operational solutions for the provision of parking to ensure that parking requirements are met in an efficient way.
- To promote principles and practices of sustainable design.

- To maintain the historic character and scale of the community by incorporating existing architectural features as well as maintaining the scale, scope and size of the structures which currently exist.
- To promote the utilization of high-quality design standards in the construction of buildings and improvements.
- To stimulate economic development opportunities within and adjacent to the Redevelopment Area.

**RELATIONSHIP OF PLAN TO THE BOROUGH LAND DEVELOPMENT REGULATIONS** Source 2021 Plan, page 10.

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supersedes the Borough Land Use Regulations, including the HPO, for the Redevelopment Area unless specifically referenced. Other Borough regulations affecting developments that are in conflict are superseded by this Plan. If any conflict arises between the Redevelopment Plan and the AHSA, the terms of the AHSA shall supersede this Redevelopment Plan.

In connection with site plan or subdivision applications, the Planning Board may grant variances and/or deviations from the regulations contained within this Redevelopment Plan where by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions, pre-existing structures and physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon, the developer or redeveloper of such property. The Planning Board may also grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict application of the requirements of this Plan and the benefits of granting the deviation would outweigh any detriments. Source 2021 plan, page 10.

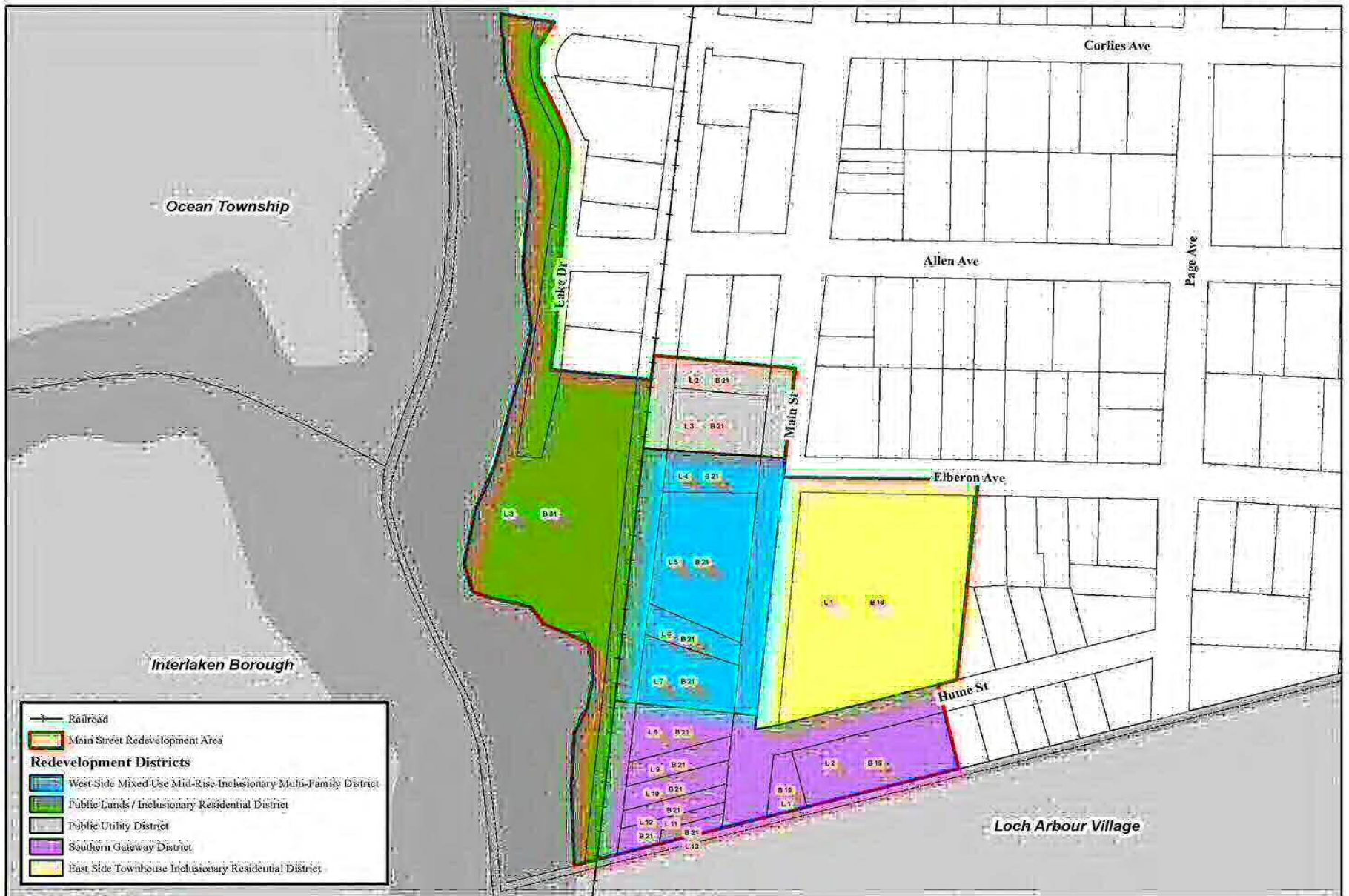
The Planning Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to this site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. Source 2021 plan, page 10.

Pursuant to the AHSA, the Planning Board shall consider reasonable bulk variances, waivers or de minimis exceptions as part of the inclusionary development applications (See AHSA, ¶5.2) and the Planning Board shall not impose cost generative requirements (See AHSA, ¶6.5).

No deviations may be granted to permit a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of the Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70d shall be addressed as an amendment to the Plan rather than via variance relief through the Borough's Land Use Board. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12a.&b. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq. Source 2021 plan, page 10.

Final adoption of this Redevelopment Plan by the Borough's Board of Commissioners shall be considered an amendment to the Borough of Allenhurst Zoning Ordinance and Zoning Map. Unless otherwise defined in the Plan, terms used in this plan shall have the same meaning as defined in the Borough's Zoning Ordinance. Source 2021 plan, page 10.

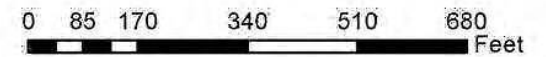
See District Map below.



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 Consulting Engineers



**Districts**  
 Main Street Redevelopment Plan  
 Borough of Allenhurst  
 Monmouth County, New Jersey



Source: USGS National Wetlands Inventory and Monmouth County GIS. Revised: September 2023.

## **DISTRICT STANDARDS**

It is the intent of this Plan to encourage the redevelopment of the Redevelopment Area with residential, retail, restaurant, and public park uses that enhance the vitality of Main Street; to take advantage of the proximity to the train station; to benefit from the presence of Deal Lake as a valuable natural resource; and address the Borough's obligation to provide its fair share of very- low, low and moderate-income housing units, past and present, in concert with the AHSA which requires a three-parcel inclusionary development and with the FSHC Settlement Agreement which requires the municipal adoption of both a Main Street Commercial District Overlay Inclusionary Zone which overlays a portion of the Redevelopment Area as well as other parts of the Borough's Main Street corridor and the adoption of a Mandatory Set Aside Ordinance. Source 2021 plan, page 12.

The following standards apply to the five individual Districts within the Area:

- West Side Mixed-Use Mid-Rise Inclusionary Multi-Family District (Block 21, Old Lot 4 portion of Lot 3, Lot 5, Lot 6 and Lot 7)
- Public Lands/ Inclusionary District (Block 31, Lot 3)
- East Side Townhouse Inclusionary Residential District (Block 18, Lot 1)
- Southern Gateway District (Block 19, Lots 1 and 2, Block 21, Lots 8-13)
- Public Utility District (Block 21, Lot 2 and Old Lot 3 portion of Lot 3). Source 2021 plan, page 12, as modified by AHSA.

The District standards contain information pertaining to the purpose of the district; the permitted and accessory uses; bulk standards; and other District-specific standards. The general design standards apply to all Districts. The concept plans discussion provides a site-specific framework for the redevelopment of key sites. The evaluation of any proposal submitted under the Redevelopment Plan shall be based upon these concept plans and sections of this Redevelopment Plan entitled "Relationship of Plans to the Borough Land Development Regulations" including District and Design Standards. Pursuant to the AHSA, the twenty-three (23) affordable units to be provided in the Public Lands/Inclusionary District represents the total affordable housing obligation of the West Side Mixed Use Inclusionary District, - the East Side Townhouse Inclusionary Residential District and the Public Lands/Inclusionary District. No further affordable housing obligation (whether it be affordable housing units or an affordable housing development fee) will be required as to the West



Side Mixed Use Inclusionary District, the East Side Townhouse Inclusionary Residential District or the specific portion of the Public Lands/Inclusionary District known as the Lake Drive Property. Source 2021 plan, page 12 as modified by the AHSA.

### **West Side Mixed-Use Mid-Rise Inclusionary Multi-Family District**

Purpose: To demolish the existing former JCP&L building(s) and construct new buildings and structures, to provide a mid-rise market-rate multi-family inclusionary housing development, more specifically set forth in the court-approved AHSA. Demolition and new construction are necessary to achieve the vision of the Redevelopment Plan. Source 2021 plan, page 12, as modified by AHSA.

#### *Principal Permitted uses:*

- To be developed as 62, market rate, condos (for sale or rental at Power Station's discretion) within a building substantially similar to the West Side building in the 2021 Redevelopment Plan (up to 5 stories and 65 ft.). Source AHSA Term Sheet.
  - i. The total square footage for floor space will be substantially the same as the West Side building in the 2021 Redevelopment Plan
  - ii. Developer has option to include a 3,500 sq. ft. amenity space in the building.
  - iii. Units to be large with up to 4 bedrooms.
  - iv. Developer retains right to determine if Units will be rental or for sale, depending on market conditions (both parties prefer for sale).
  - v. If Developer chooses for sale condos, the condo formation documents shall indicate that they cannot be rented by the unit owners for less than an annual term. If Developer chooses rentals, rental term shall be no less than annual. In no case may any unit be sublet for less than an annual term (i.e. no “summer rentals” nor any “winter rentals”). Source AHSA Term Sheet.
- Residential dwelling units, located on the second floor and above only. Source 2021 Plan, page 12.
- All uses permitted in the Borough's C-1 Commercial District, professional office and building amenities, located on the first floor only. Building amenities or accessory uses to the residential dwelling units may be located on upper floors. Building amenities may include a gym, lounge areas, recreation areas and office areas. Source 2021 Plan, page 12.

- Restaurants, outdoor dining, and other eating/dining establishments (without drive-thru), located on the first floor only. Source 2021 Plan, page 12.
- Off-street Parking. Source 2021 Plan, page 13.

*Permitted Accessory uses:*

- Health club, gym, pool and other such recreational facilities associated with the residential uses, parking, including structured parking, signage, roof-mounted solar panels not visible to the public, and other uses customarily incidental to the principal use. Source 2021 Plan, page 12.

*Bulk Standards:*

Issue	Applicable Standard(s)
Maximum Density:	Maximum Residential Density is 62 Units Market-Rate Units on Block 21, Lots 5, 6, 7 and Old Lot 4 Portion of Lot 3. Source AHSA Term Sheet.
Floor Area:	Total floor area of the proposed building is approximately 190,000 sq ft. Source AHSA Term Sheet.
Minimum Unit Size:	Minimum Unit Size shall be 900 square feet. Unit sizes shall be calculated based on Net Square Footage (NSF). NSF is defined as the usable space measured from the inside finished surfaces of the unit's demising walls. Source, agreement of parties.
Bedrooms:	Large units, up to 4 bedrooms. Source AHSA Term Sheet.
Maximum Height:	Maximum Height, Five (5) Stories, 65 Feet. Source AHSA Term Sheet. Measurement shall be in accordance with existing Borough ordinance, taken five (5) ft away from foundation on side of building facing the street.
Ornamental architectural features:	Architectural features (e.g. a cupola) and rooftop mechanical equipment including elevator towers, HVAC units, antennas and other typical installations may exceed the maximum height limit by up to sixteen and a half (16.5) feet. Source agreement of parties.
Rooftop amenity:	Rooftop amenity space associated with a permitted use on site (i.e. roof deck for residents) may exceed the maximum height by up to eleven and a half (11.5) feet provided such space does not occupy more than twenty percent (20%) of the rooftop. Source AHSA Term Sheet.

Issue	Applicable Standard(s)
Rooftop Set Back:	All rooftop appurtenances (mechanical equipment, amenity spaces, solar arrays, etc.) shall be set back a minimum of ten (10) feet from the edge of the roof to limit visibility from below. Amenity space that is not covered by a roof may be located within the required setback area. Source AHSA Term Sheet.
Rooftop Private Terraces:	Permitted provided such space does not occupy more than twenty percent (20%) of the rooftop. Source AHSA Term Sheet.
Front Setback:	The existing front yard setback shall be maintained. Source 2021 Plan, page 13, and AHSA Term Sheet.
Side & Rear Yard Setbacks:	There shall be no required minimum setback for the side and rear yards. Source 2021 Plan, page 13 and AHSA Term Sheet.
Central courtyard:	A central courtyard area, consisting of a minimum of 2,500 square feet, with landscaping and other amenities accessible to the public shall be provided. Source 2021 Plan, page 13.
Demolition:	The existing buildings are contemplated by this Plan to be demolished. As such, demolition of these structures shall not require a Certificate of Appropriateness for demolition pursuant to Section 11.8.a.1c of the HPO. Source 2021 Plan, page 13.
Parking Standards:	<p>Off-street parking for the site shall be provided in accordance with the Residential Site Improvement Standards (RSIS), using the "Mid-Rise or Garden Apartment" standard for residential uses: Source 2021 Plan and AHSA Term Sheet.</p> <ul style="list-style-type: none"> <li>• 1 Bedroom Units - 1.8 Spaces / Unit</li> <li>• 2 Bedroom Units - 2.0 Spaces / Unit</li> <li>• 3 Bedroom Units - 2.1 Spaces / Unit</li> <li>• 4 Bedroom Units - 2.1 Spaces / Unit</li> </ul>
Off-Street for non-residential uses:	Provision of off-street parking is not required for non-residential uses. Source 2021 Plan, page 13.
Parking Type:	Off-street parking may be provided as surface parking or within a structure. Source 2021 Plan, page 13.
Screening:	Off-street parking shall be screened from public view. Source 2021 Plan, page 13.

Issue	Applicable Standard(s)
Parking Management:	Parking management strategies and creative parking designs are permitted in order to efficiently utilize the site. Some strategies and designs include, but are not limited to, tandem parking (with both spaces assigned to the same unit), valet parking, stacked parking, and automated parking systems. All parking arrangements shall be presented with technical and operational details at the time of site plan application and are subject to review and approval by the Board. Source 2021 Plan, page 13.
EV Stations:	EV stations shall be provided consistent with State law, inclusive of any available credits to reduce the required parking by up to 10% of the overall requirement. New Requirement.
Signs:	Signage for any first-floor, non-residential units shall have a consistent design that is compatible with the architectural design of the building and visually coordinated throughout the site.
Sign Size Limit:	Wall sign area shall be limited to 5% of the first-floor façade area of each non-residential unit, and freestanding signs shall be prohibited.
Sign lights:	Signs shall not be backlit or have any form of interior illumination. Signs shall only be illuminated with exterior up or down lighting such as "gooseneck" fixtures.
Lighting:	Adequate lighting consistent with Illuminating Engineering Society (IES) best practices, shall be provided throughout the site. Fixtures shall be shielded as necessary to prevent glare, sky glow, and off-site light spillage.
Lighting Style:	Decorative light fixtures, consistent in design to the existing luminaires on Main Street shall be provided along Main Street, and in any plaza areas.
Design Practices:	Sustainable design practices and LEED certifiable buildings are encouraged but not required. Green roofs are encouraged on all new or existing buildings.
Residential Area Signage:	Additional identification signage for the residential portion of the building is permitted, in a style compatible with the architectural design of the building subject to review and approval of the Planning Board. Source 2021 Plan, page 14, updated.

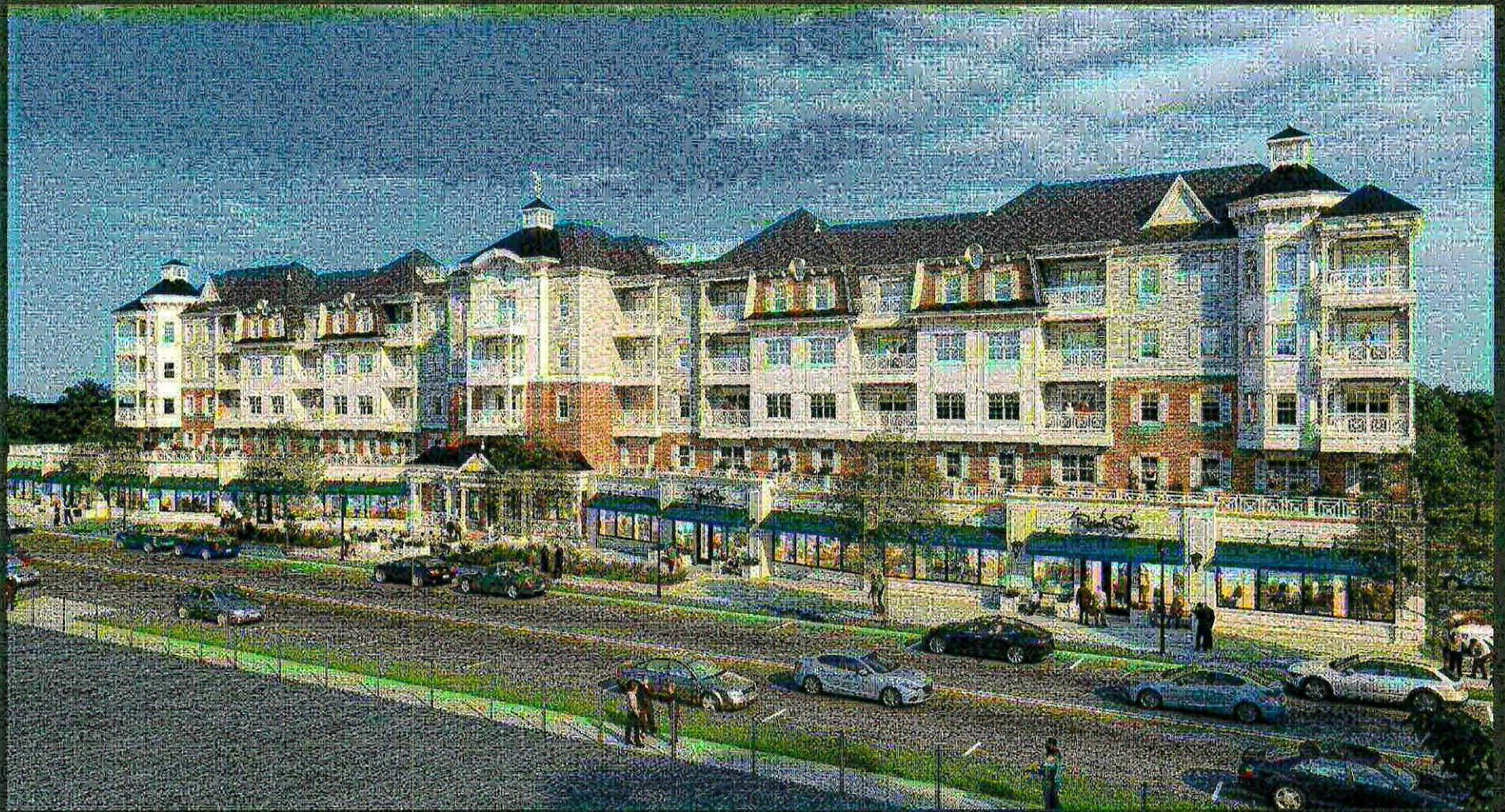
*Concept Plan: West Side Mixed-Use Mid-Rise Inclusionary Multi-Family District*

The concept plan for this site proposes a residential mixed-use mid-rise multi-family building, which may include street-oriented commercial uses, restaurants, residential uses, a public plaza, and surface/structured parking. The proposed building is intended to accommodate market-rate multi-family residential uses on the upper floors and uses accessory to the building's residential uses (e.g., fitness center and parking) as part of the overall Power Station inclusionary development. Building amenities, restaurants or other commercial uses, should be provided at street level. Structured parking utilizing creative design and management techniques to maximize the efficient use of space should be provided for the residential units. Source 2021 Plan, page 14, modified by AHSA.

Pursuant to paragraphs 4.1 and 4.2 of the AHSA, the Borough by this Redevelopment Plan is rezoning the inclusionary Development Properties to be included in its HEFSP (Lake Drive) and to permit the Overall Development substantially in accordance with the Concept Plans attached to the AHSA as Exhibit "B." Source AHSA, ¶4.1 & ¶4.2, and Concept Plans attached thereto as Exhibit "B."

The zoning for the East Side Property, West Side Property and Lake Drive Property shall allow for the Overall Development based upon the Concept Plans attached to the Settlement Agreement as Exhibit "B." The goal is for the Revised Redevelopment Plan is to ensure that the Concept Plans are fully conforming without the need for variance or design waiver relief. Source AHSA, ¶4.2.

See the Concept Plan for West Side below, as well as Exhibit "B" of AHSA.



ARTISTIC CONCEPTUAL RENDERING ACTUAL  
COLORS AND CONDITIONS MAY VARY

# ALLENHURST REDEVELOPMENT

## WEST SIDE APARTMENT BUILDING

### ALLENHURST, NEW JERSEY



APPEL DESIGN GROUP  
ARCHITECTS

07.22.20



**APPEL DESIGN GROUP**  
ARCHITECTS  
22 WILMINGTON SQUARE  
HOBOKEN, NEW JERSEY  
TEL: (201) 961-5575  
FAX: (201) 971-4852

**ALLENHURST POWER  
STATION  
BOROUGH OF ALLENHURST  
NEW JERSEY**

NO.	REVISION	BY	DATE
1	2D CAD DEVELOPMENT	PA	12-18-20
2	DOES FOR REVIEW	PA	1-28-21
3	FOR APPROVAL	PA	3-2-21



PROPOSED FRONT ELEVATION (MAIN STREET)  
**EAST ELEVATION**  
Scale: 1/4"=1'-0"



LAWRENCE A. APPEL, P.E.  
NEW JERSEY REGISTERED PROFESSIONAL ENGINEER  
NO. 124682

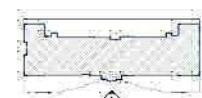
**EXTERIOR  
ELEVATIONS**

DRAWN BY	PA
DESIGNED BY	PA
CHECKED BY	ALLENHURST
DATE	3-8-21

DESCRIPTION

**PB3-1**

COMM. # N/A

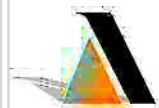


**KEY PLAN**  
NO SCALE

APP. DESIGN GROUP, 22 WILMINGTON SQUARE, HOBOKEN, NJ 07030, TEL: (201) 961-5575, FAX: (201) 971-4852







**APPEL DESIGN GROUP**  
ARCHITECTS  
23 WILLOW RD SUITE 202  
HOBOKEN, NJ 07030  
TEL: 201-344-4242  
FAX: 201-344-4248

**ALLENHURST POWER  
STATION  
BOROUGH OF ALLENHURST  
NEW JERSEY**

NO. REVISION BY DATE

NO.	REVISION	BY	DATE



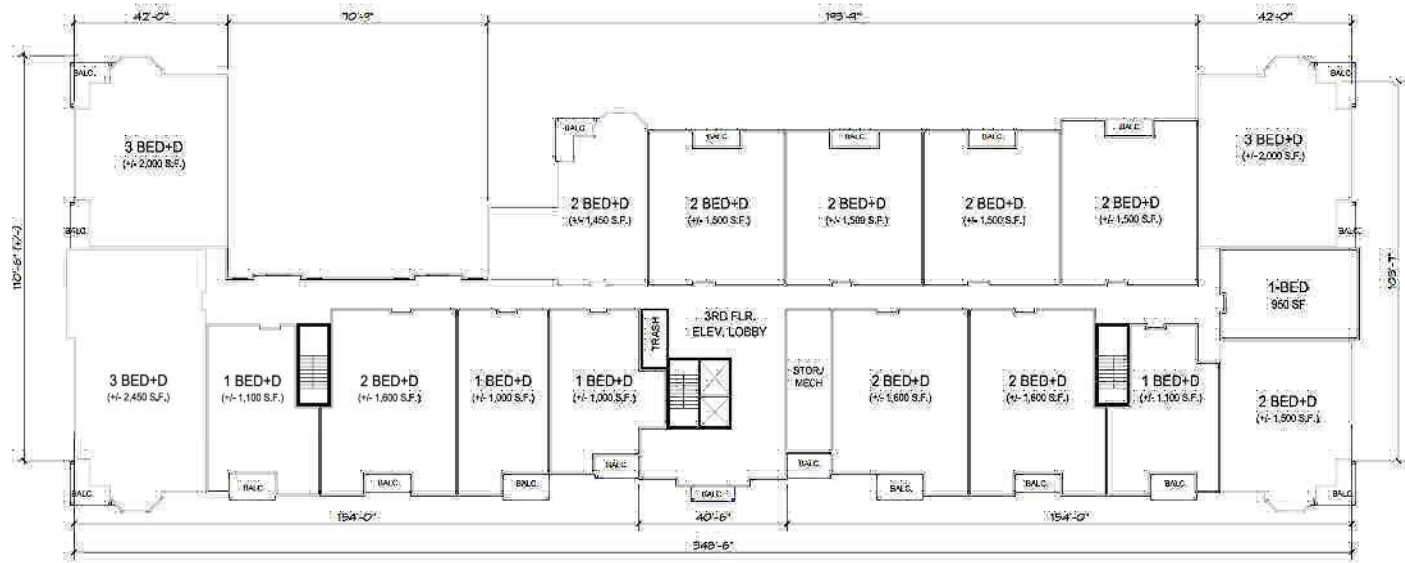
CONTRACT NO. 15-00000001  
PROJECT NO. 15-00000001

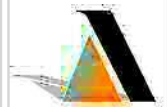
**FLOOR PLANS**

DESIGNER: [ ]  
CHECKED BY: [ ]  
CLIENT: [ ]  
DATE: [ ]

**PB2-1.2**

CONTR. # N/A





**APPEL DESIGN GROUP**  
ARCHITECTS  
20 WILLOW RIDGE SUITE 202  
HOBOKEN, NJ 07030  
TEL: 201-995-2700  
FAX: 201-995-4148

**ALLENHURST POWER  
STATION  
BOROUGH OF ALLENHURST  
NEW JERSEY**

NO. REVISION BY DATE

NO.	REVISION	BY	DATE



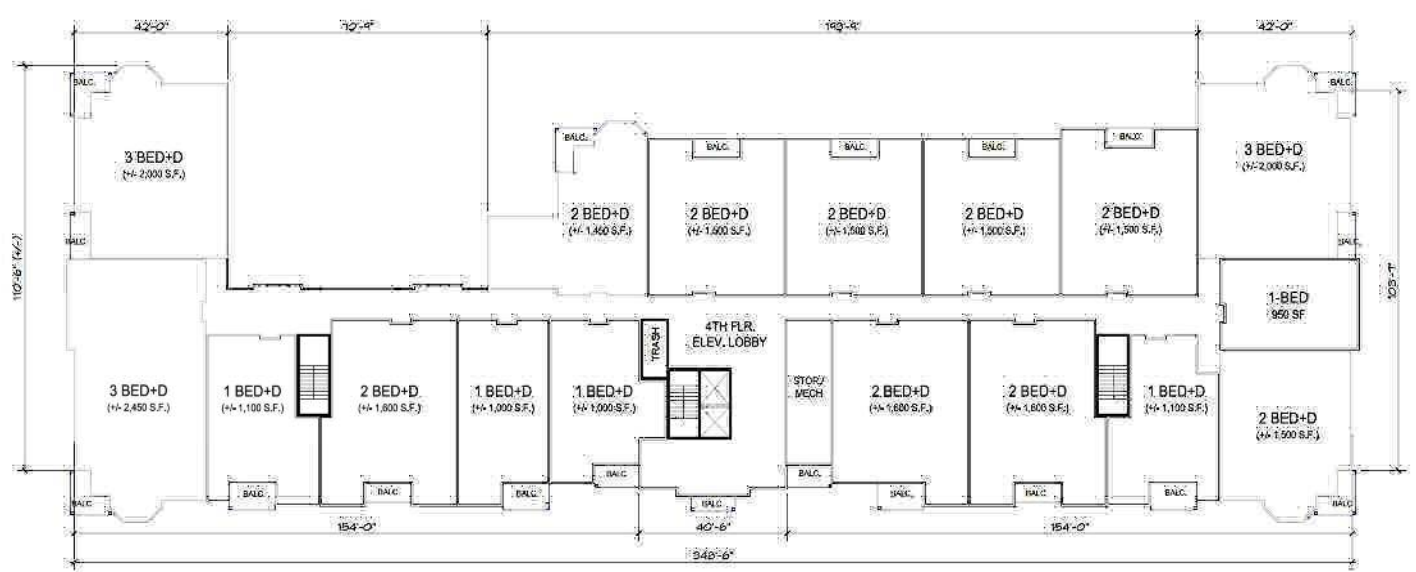
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PLOT BY: JACOB  
PLOT NO.: 11/14/2017 10:58:47 AM

**FLOOR PLANS**

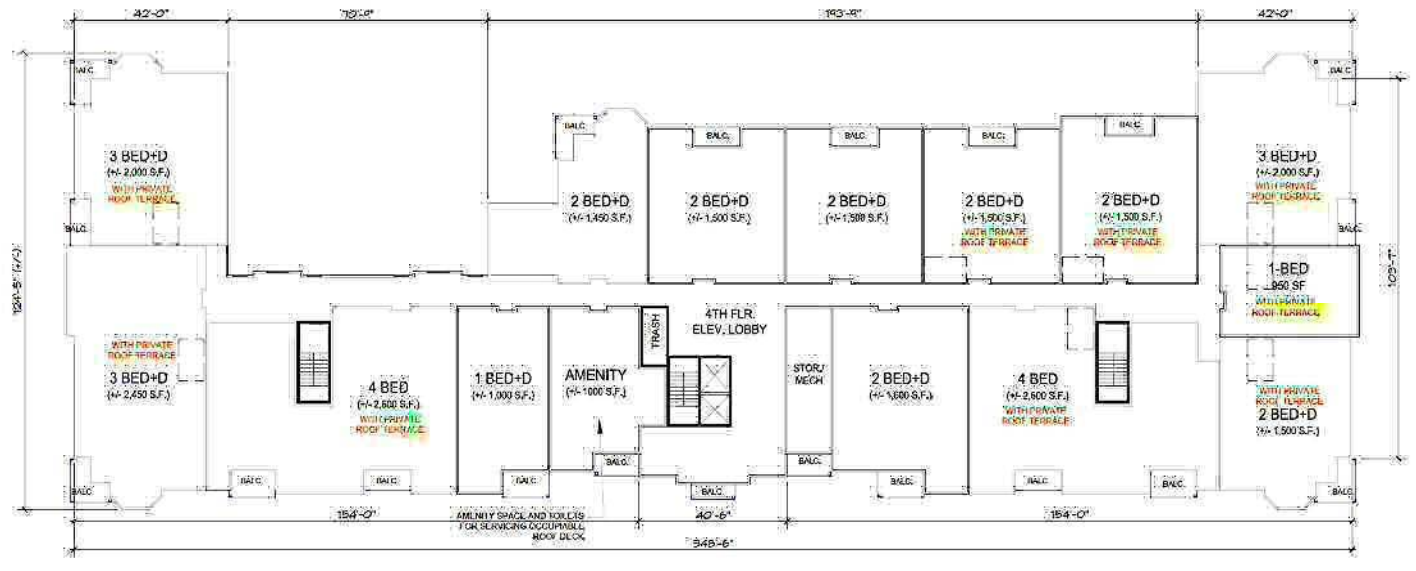
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CHECKED BY: JACOB  
DATE: 11/14/2017

**PB2-1.3**

COMM. # N/A

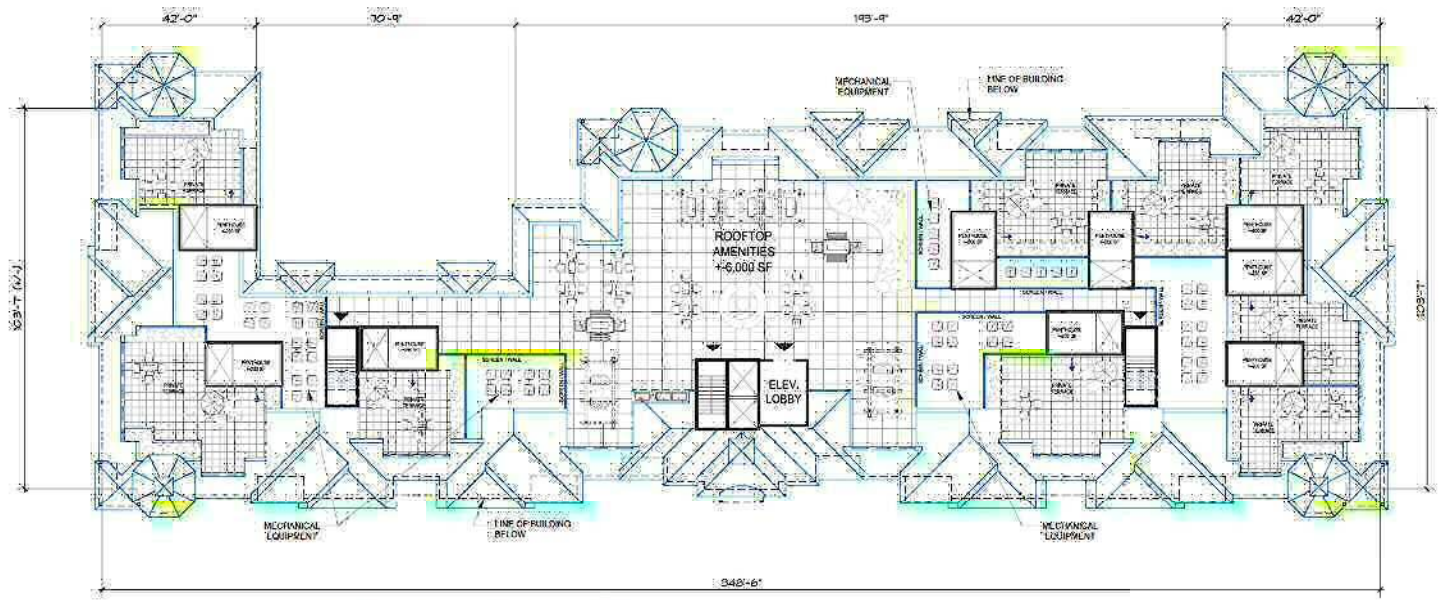


**PROPOSED 4TH FLOOR**  
SCALE: 1/16" = 1'-0"



**PROPOSED 5TH FLOOR**  
SCALE: 1/16" = 1'-0"

APPALACHIAN STATE UNIVERSITY - 100 S. UNIVERSITY AVENUE - RFB - 27605-5076 - WAKE FOREST, NC 27605-5076

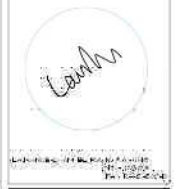


CONCEPTUAL ROOFTOP AMENITY DECK LAYOUT SHOWN - FINAL DESIGN MAY VARY  
**PROPOSED ROOF LAYOUT AND ROOFTOP AMENITIES**  
 SCALE: 1/8" = 1'-0"



**ALLENHURST POWER  
 STATION  
 BOROUGH OF ALLENHURST  
 NEW JERSEY**

NO.	REVISION	BY	DATE



**FLOOR PLANS**

DESIGN BY:	TR
CHECKED BY:	LA
CLIENT:	ALLENHURST
DATE:	MAY 03

DRAWING:

**PB2-1.4**

COMM. # N/A

## East Side Townhouse Inclusionary Residential District

### *Purpose:*

The purpose of the district is to provide for new market-rate townhouse residential development, as part of the overall Power Station inclusionary development more specifically set forth in the court-approved AHSA, along the east side of Main Street in a form and design consistent with Allenhurst's historic residential character. Source 2021 Plan, modified by AHSA.

### *Principal Permitted Uses:*

- Market-Rate Townhouses - A one-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls. Source 2021 Plan, page 16.

### *Permitted Accessory Uses:*

- Parking, signage, and other uses customarily incidental to the principal use. Source 2021 Plan, page 16.

*Bulk Standards:* Source 2021 Plan, page 17.

Issue	Applicable Standard(s)
Maximum Density:	28 market-rate units on Block 18, Lot 1
Unit size:	Each townhouse unit shall have a minimum interior gross floor area of 1,680 square feet. Floor area shall be measured from outside of exterior walls and from the center of demising or party walls.
Unit width:	Each Townhouse unit shall be a minimum of 24 feet in width.
Unit Limit / structure:	Maximum Number of Townhouse Units in a Structure: Five (5)
Setbacks (to building façade, exclusive of covered porches/decks):	Minimum 20 feet to Main Street and Elberon Avenue Minimum 10 feet to Hume Street Minimum 15 feet to adjacent residential properties Minimum 12 feet between groups of townhouses

Issue	Applicable Standard(s)
Maximum height:	Four (4) stories (inclusive of garage/basement level), 38 feet as measured to the highest point from the mean elevation of the grade five (5) feet away from foundation, or proposed foundation, along the side(s) of the building facing a street or to the street line, whichever is closer to the foundation. On corner lots, the height shall be measured on the street having the greatest slope. In all cases where this Redevelopment Plan provides for a height limitation by reference to a specified height and a specified number of stories, the intent is to limit height to the specified maximum footage and specified number of stories within the footage. Source 2021 Plan, page 17.
Building Coverage:	Maximum: 40%
Impervious Coverage:	Maximum: 75%
Bedrooms:	No unit shall be permitted to have more than four (4) bedrooms, which limitation shall be included in the recorded Master Deed for the townhouse development.
Bedroom Location:	No bedrooms shall be permitted on the first floor (garage level), or the second floor. A maximum of three (3) bedrooms shall be permitted on the third floor, and a maximum of one (1) bedroom shall be permitted on the fourth floor.
Mudroom restriction:	The mudroom on the garage level shall be designed to prevent that area from being converted into an additional bedroom, which design should include centering the mechanical room in the area.
Ground Floor Bath:	The garage level may have a full or half-bathroom but shall not contain any other habitable space. Use of the garage level shall be limited to the garage, bathroom, entry and circulation area, storage, and mechanical/utility rooms.
Fourth Floor:	Any fourth (4th) story common area space shall be designed with small non-egress windows (size as defined by the NJ Uniform Construction Code) and with an open stair without door to the level below. Juliet, French Doors, and similar large window openings shall not be permitted in this area.

Issue	Applicable Standard(s)
Between structures:	No yard setback requirements shall apply between townhouses sold as fee simple units on individual lots with a common area managed by a homeowner's association. Standards shall apply to the perimeter of the entire development.
Porches:	Each townhouse shall have a front porch with a minimum area of 110 square feet.
Public Plaza:	A publicly accessible plaza/park shall be provided along a portion of the Main Street frontage. The location of the plaza shall be designed to complement the plaza on the west side of Main Street in the Mixed-use district.
Utilities:	All utilities including but not limited to electric, telephone, internet, etc. shall be directed to each unit underground to the extent allowable by the utility company or other applicable regulatory authority.
Antennas:	TV antennas, Dish antennas and similar devices shall be prohibited.
Parking / unit:	A two-car garage, with unobstructed interior space of not less than 20 feet in width and 20 feet in depth, and a driveway with a minimum of 18 feet in width and 18 feet in depth shall be provided for each townhouse unit.
Parking / site:	Notwithstanding the Plan's required dimensions outlined above, the townhome development shall be in accordance with the Residential Site Improvement Standards (RSIS), including guest parking provided at a rate of one half (0.5) spaces per unit. Consistent with the RSIS, guest parking must either be provided on-street or in common parking areas, on- or off-site.
Buffer:	A buffer area consisting of landscaping 10 feet in width and a 6-foot-tall fence as measured from surrounding grade shall be provided along the property line adjacent to existing residential uses. Source 2021 Plan, page 18.
Driveways:	Driveways and curb cuts are prohibited on Main Street

Issue	Applicable Standard(s)
Drive Aisles:	Principal interior drive aisles, defined as a drive aisle with direct access to two public streets, shall be a minimum of 24 feet in width. Secondary interior drive aisles without direct access to a public street or with access to one public street shall be a minimum of 20 feet in width.
Demolition:	The existing building is contemplated by this plan to be demolished. As such demolition of these structures shall not require a Certificate of Appropriateness for demolition pursuant to Section 11.8.a.1c of the HPO. Source 2021 Plan, page 18.

*Concept Plan: East Side Townhouse Inclusionary Residential Development*

The concept plan for this site proposes twenty-eight (28) market-rate townhouses grouped in seven separate buildings. Two groups of townhouses would be oriented toward Main Street, four buildings of townhouses would be oriented toward the interior of the site, and a single townhouse building would be oriented toward Elberon Avenue. Vehicular access is proposed from Hume and Elberon Streets. Two-car garages and two-car driveways as required in the parking standards hereinabove, are proposed for each townhouse unit, all oriented toward the site interior. A public plaza area and additional visitor parking are proposed on the site near Main Street. Source 2021 Plan, page 18.

The architectural design of the townhouses provides turreted front porches, awnings, and other design elements that are reminiscent of the historic character of Allenhurst's residential district. Front yard landscaping and walkways connect the buildings to the street and provide for a traditional neighborhood feel. A courtyard in the central portion of the site provides a similar feel for the interior units that do not front directly on a public street. Source 2021 Plan, page 18.

Pursuant to paragraphs 4.1 and 4.2 of the AHSA, the Borough by this Redevelopment Plan is rezoning the inclusionary Development Properties to be partly included in its HEFSP (Lake Drive) and to permit the Overall Development substantially in accordance with the Concept Plans attached to the AHSA as Exhibit "B." Source AHSA, ¶4.1 & ¶4.2, and Concept Plans attached thereto as Exhibit "B).

The zoning for the East Side Property, West Side Property and Lake Drive Property shall allow for the Overall Development based upon the Concept Plans attached to the Settlement Agreement as Exhibit "B." The goal is for the Revised Redevelopment Plan is to ensure that the Concept Plans are fully conforming without the need for variance or design waiver relief. (See AHSA, 4.2).

See Concept Plans (2) for East Side below, as per Exhibit "B" of AHSA.



ALLENHURST REDEVELOPMENT  
EAST SIDE TOWNHOMES  
ALLENHURST, NEW JERSEY

ARTISTIC CONCEPTUAL RENDERING ACTUAL  
COLORS AND CONDITIONS MAY VARY







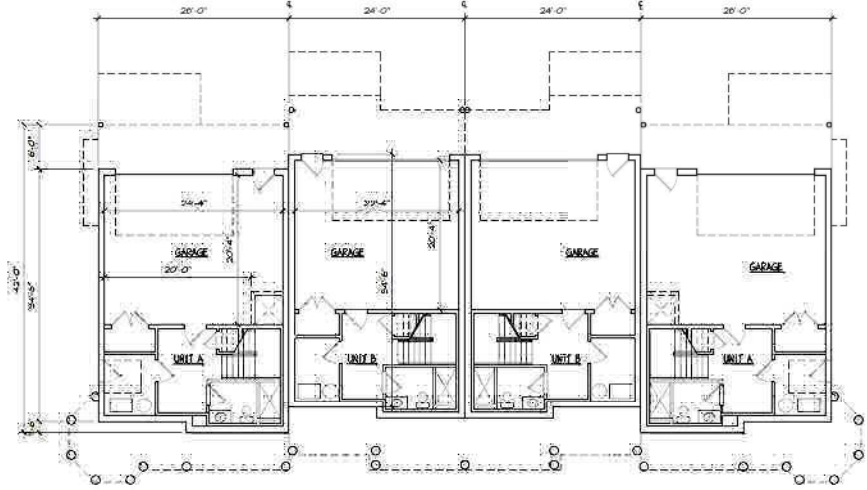
ARTISTIC CONCEPTUAL RENDERING ACTUAL  
COLORS AND CONDITIONS MAY VARY

# ALLENHURST REDEVELOPMENT

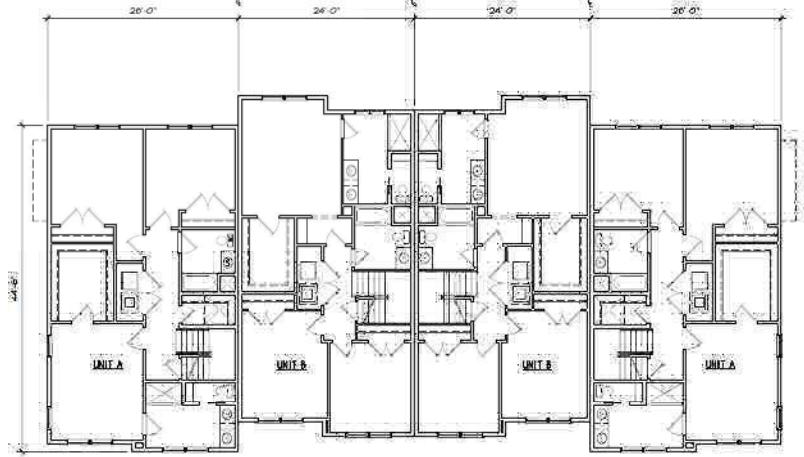
STREETSCAPE RENDERING  
ALLENHURST, NEW JERSEY



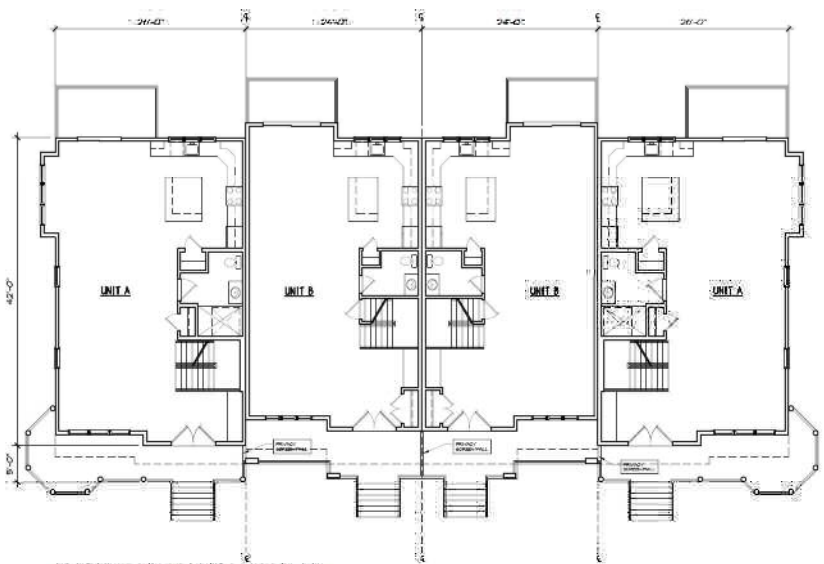
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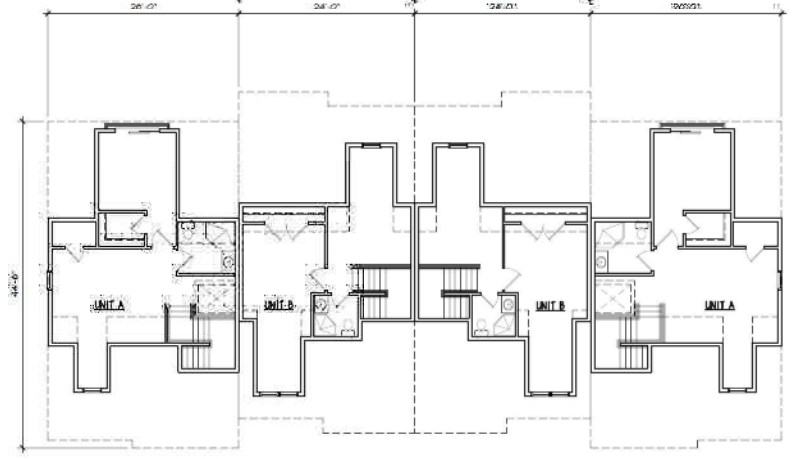
TYPICAL GARAGE PLAN  
SCALE = 1/8" = 1'-0"



TYPICAL SECOND FLOOR PLAN  
SCALE = 1/8" = 1'-0"



TYPICAL FIRST FLOOR PLAN  
SCALE = 1/8" = 1'-0"



TYPICAL ATTIC PLAN  
SCALE = 1/8" = 1'-0"



ALLENHURST  
REDEVELOPMENT  
BOROUGH OF ALLENHURST  
MONMOUTH COUNTY, NJ

NO.	REVISION	BY	DATE
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LAWLIN ARCHITECTURAL FIRM  
100 N. 2ND ST.  
PHILADELPHIA, PA 19106

BUILDING PLANS

DRAWN BY: LD  
CHECKED BY: LD  
CLIENT: ALLENHURST  
DATE:

PB1-1.1

N/A

APP. 11/13/12 10:00 AM BY: LD FOR PERMITS. REVISIONS FOR PERMITS. DATE: 11/13/12. SCALE: 1/8" = 1'-0".

DATE: 03/25/2024 DRAWN BY: JLC/DMR/CAG PROJECT: ALLENHURST REDEVELOPMENT BOROUGH OF ALLENHURST MONMOUTH COUNTY, NJ



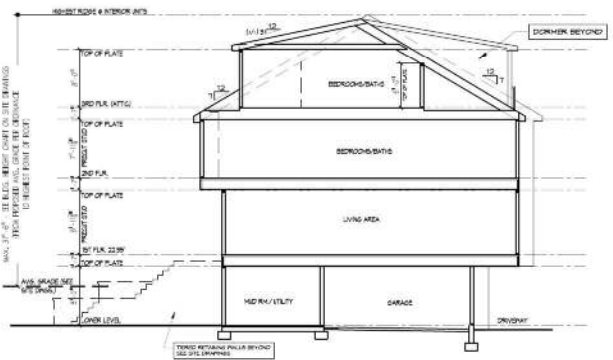
**A. TYPICAL FRONT ELEVATION (UNITS 1-4 SHOWN)**  
SCALE = 1/32" = 1'-0"



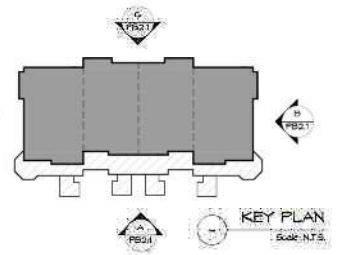
**B. TYPICAL SIDE ELEVATION (UNITS 1-4 SHOWN)**  
SCALE = 1/32" = 1'-0"



**C. TYPICAL REAR ELEVATION (UNITS 1-4 SHOWN)**  
SCALE = 1/32" = 1'-0"



**TYPICAL DIAGRAMMATIC BUILDING SECTION**  
SCALE = 1/32" = 1'-0"



EXTERIOR FINISH SCHEDULE		
RETAIL NOTES ONLY APPLY TO THIS SHEET		
TAC	FINISH SPEC	FINISH
1	BRICK VENEER ON WOOD FRAMING	TAB REQUIRED
2	ALUMINUM CLUTTER AND TRAPS	TAB REQUIRED
3	PAV. REPAIR	AS REQUIRED
4	WALL-TO-WALL LINEN CLOSET	AS REQUIRED
5	ASBESTOS SURVEY AND TEST	AS REQUIRED
6	LOCAL FINISH TRIM	AS REQUIRED
7	DOOR FINISH TRIM	AS REQUIRED
8	DOOR FINISH TRIM WITH LEAD PENCIL	AS REQUIRED
9	ARCHITECTURAL PAINT	TAB REQUIRED
10	PAINT FINISH TRIM	AS REQUIRED
11	PAINT FINISH TRIM WITH LEAD PENCIL	AS REQUIRED
12	PAINT FINISH TRIM	AS REQUIRED
13	PAINT FINISH TRIM WITH LEAD PENCIL	AS REQUIRED
14	PAINT FINISH TRIM	AS REQUIRED
15	PAINT FINISH TRIM WITH LEAD PENCIL	AS REQUIRED

1. PRODUCTS MAY VARY TO MATCH VISUAL APPEARANCE OF THE PRODUCTS OF SAMPLE PERFORMANCE AND QUALITY TESTS OR AS SPECIFIED IN THE SPECIFICATIONS.

2. SCHEDULES TO BE SUBMITTED UNDER SEPARATE PROPOSURE AND CONFORM WITH BOROUGH ORDINANCE.



**ALLENHURST  
REDEVELOPMENT  
BOROUGH OF ALLENHURST  
MONMOUTH COUNTY, NJ**

NO.	REVISION	BY	DATE
1	ISSUE FOR PERMITS	JLC	11-15-23
2	ISSUE FOR PERMITS	JLC	11-15-23
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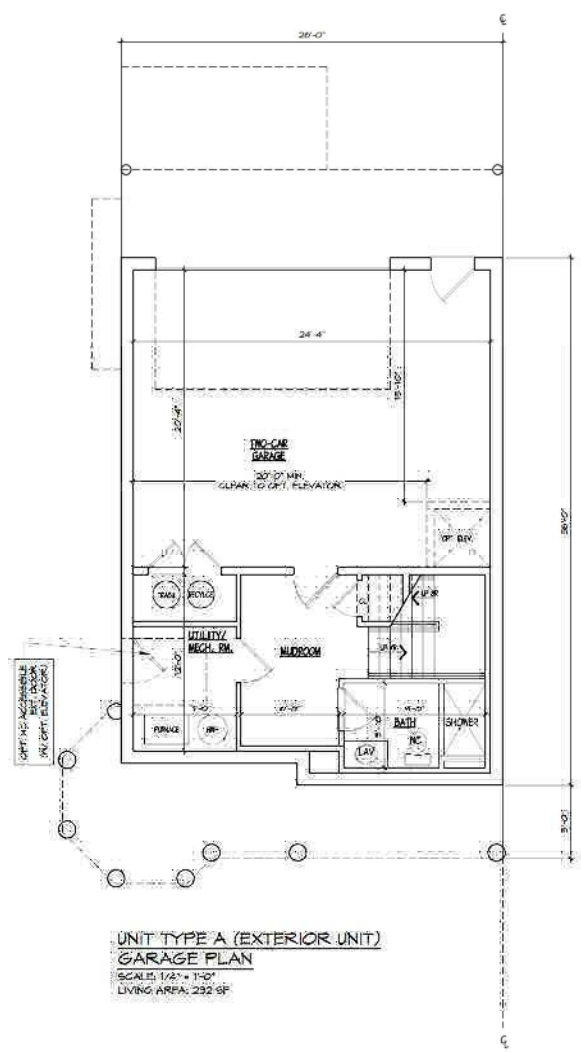


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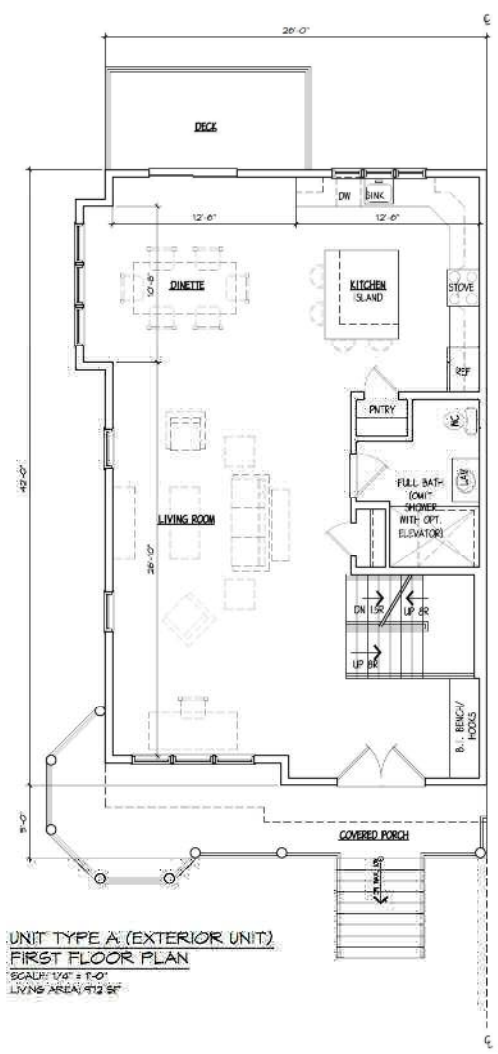
**PB1-2.1**

N/A

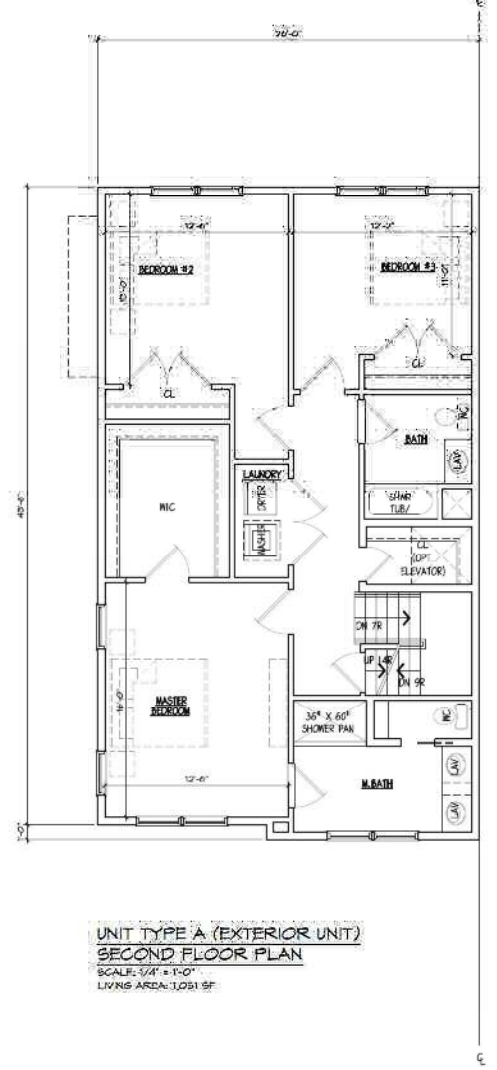
APPEL DESIGN GROUP - PLANNING, ARCHITECTURE, INTERIORS, ENGINEERING, ENVIRONMENTAL - 250 SOUTH BRIDGE AVENUE, SUITE 100, ALLENHURST, NJ 07002 - TEL: 908.272.2297 - FAX: 908.272.4421



**UNIT TYPE A (EXTERIOR UNIT)  
GARAGE PLAN**  
SCALE: 1/4" = 1'-0"  
LIVING AREA: 232 SF



**UNIT TYPE A (EXTERIOR UNIT)  
FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIVING AREA: 912 SF



**UNIT TYPE A (EXTERIOR UNIT)  
SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIVING AREA: 1,051 SF



**ALLENHURST  
REDEVELOPMENT**  
BOROUGH OF ALLENHURST  
MONMOUTH COUNTY, N.J.

NO.	REVISION	BY	DATE
1	ISSUE FOR PERMITS	ED	11-11-10
2	ISSUE FOR PERMITS	ED	11-11-10
3	ISSUE FOR PERMITS	ED	11-11-10
4	ISSUE FOR PERMITS	ED	11-11-10
5	ISSUE FOR PERMITS	ED	11-11-10
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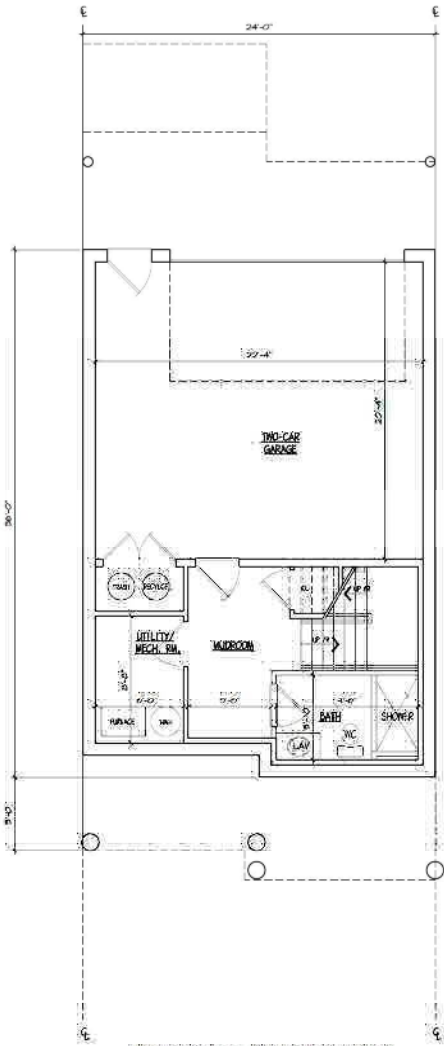
APPEL DESIGN GROUP  
ARCHITECTS  
250 SOUTH BRIDGE AVENUE, SUITE 100  
ALLENHURST, NJ 07002  
TEL: 908.272.2297  
FAX: 908.272.4421

**UNIT TYPE A (EXTERIOR UNIT)  
FINISH PLANS**

DESIGN BY:	ED
CHECKED BY:	LA
CLIENT:	ALLENHURST
DATE:	

**PB1-3.1**

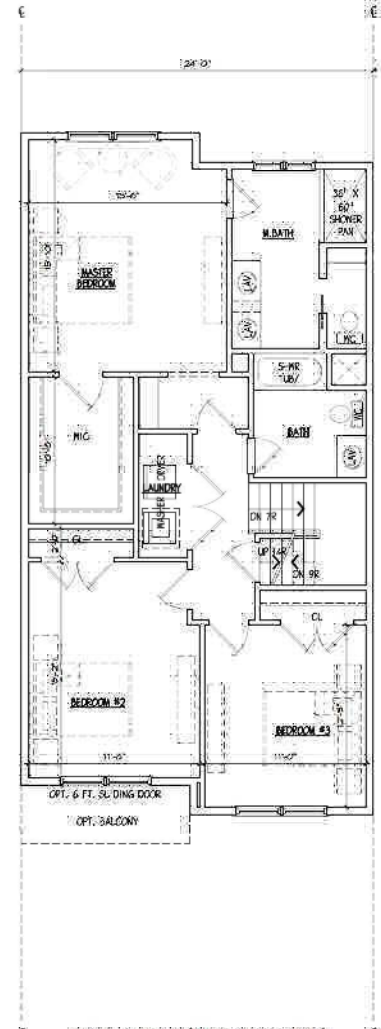
N/A



**UNIT TYPE B (INTERIOR UNIT)  
GARAGE PLAN**  
SCALE: 1/4" = 1'-0"  
LIVING AREA: 262 SF



**UNIT TYPE B (INTERIOR UNIT)  
FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIVING AREA: 648 SF



**UNIT TYPE B (INTERIOR UNIT)  
SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
LIVING AREA: 453 SF

APP: 17/2015/0001/21 - 11/20/2015 - 11/20/2015 - 11/20/2015 - 11/20/2015 - 11/20/2015 - 11/20/2015 - 11/20/2015 - 11/20/2015 - 11/20/2015 - 11/20/2015



**ALLENHURST  
REDEVELOPMENT**  
BOROUGH OF ALLENHURST  
MONMOUTH COUNTY, N.J.

NO.	REVISION	BY	DATE
1	ISSUE FOR PERMITS	APP	11/20/2015
2	ISSUE FOR PERMITS	APP	11/20/2015
3	ISSUE FOR PERMITS	APP	11/20/2015
4	ISSUE FOR PERMITS	APP	11/20/2015
5	ISSUE FOR PERMITS	APP	11/20/2015
6	ISSUE FOR PERMITS	APP	11/20/2015
7	ISSUE FOR PERMITS	APP	11/20/2015
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9	ISSUE FOR PERMITS	APP	11/20/2015
10	ISSUE FOR PERMITS	APP	11/20/2015



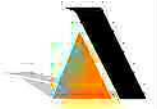
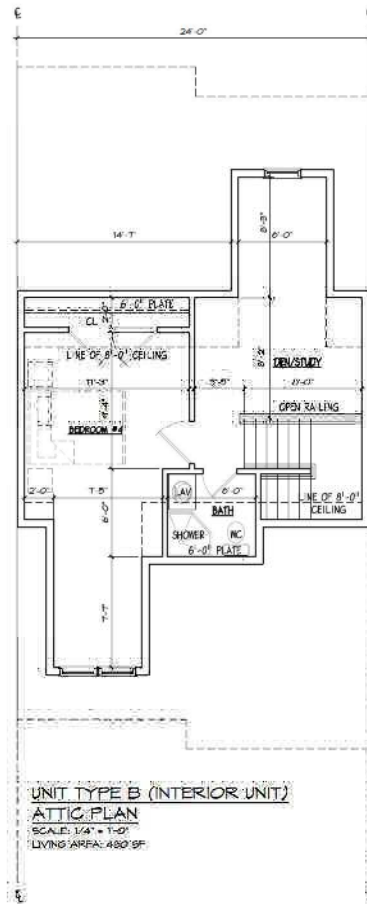
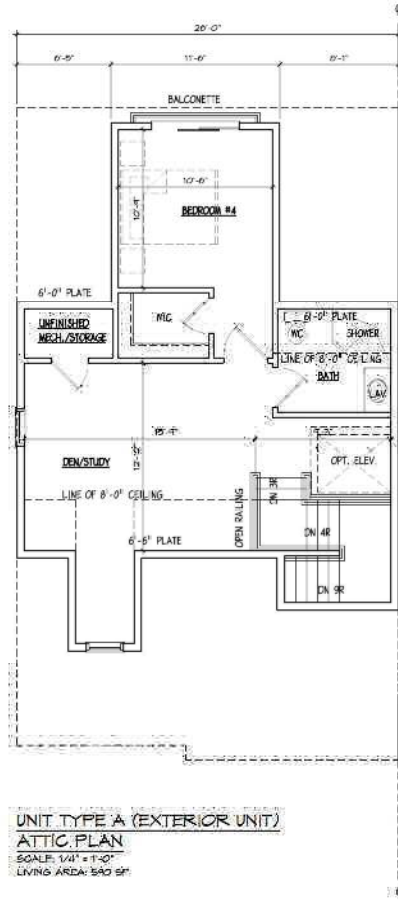
APPROVED BY: [Signature]  
DATE: 11/20/2015

TH TYPE II INT. UNIT PLANS	
DESIGNER:	APP
DATE:	11/20/2015
SCALE:	1/4" = 1'-0"
DATE:	

**PB1-3.2**

N/A

APPEL DESIGN GROUP - PLANNING - 1000 WASHINGTON AVENUE, SUITE 200 - PHILADELPHIA, PA 19106 - TEL: 215-592-8800 - FAX: 215-592-8801 - WWW.APPELDESIGN.COM



**APPEL DESIGN GROUP**  
 ARCHITECTS  
 1000 WASHINGTON AVENUE, SUITE 200  
 PHILADELPHIA, PA 19106  
 TEL: 215-592-8800  
 FAX: 215-592-8801

**ALLENHURST  
 REDEVELOPMENT  
 BOROUGH OF ALLENHURST  
 MONMOUTH COUNTY, N.J.**

NO.	REVISION	BY	DATE
001	ISSUE FOR REVIEW	CD	7-11-10
002	ISSUE FOR REVIEW	CD	7-16-10
003	ISSUE FOR REVIEW	CD	8-21-10
004	ISSUE TO BOROUGH	CD	9-21-10
005	FOR REVIEW	CD	3-24-11
006	REVISE & RESUBMIT	CD	3-24-11



LIVING: 471 SF, KITCHEN: 141 SF, BATH: 48 SF, SHOWER: 24 SF, DEN/STUDY: 111 SF, BED: 111 SF, BALCONY: 10 SF, TOTAL: 816 SF

**TH TYP. ATTIC  
 LOFT PLAN**

DRAWN BY: CD  
 CHECKED BY: LA  
 CLIENT: ALLENHURST, NJ

DATE:

**PB1-3.3**

ISSUED: N/A

**Public Lands/Inclusionary District** New per AHSA.

*Purpose:*

The purpose of the district is to provide for various municipal uses as well as to also provide the third parcel of the overall Power Station Inclusionary development (West Side, East Side and Lake Drive property) as more fully set forth in the court-approved AHSA. The Lake Drive parcel will include very-low, low and moderate-income multi-family non-age-restricted housing on a portion of Block 31, Lot 3 that satisfies the affordable housing obligation of the overall Power Station inclusionary development of the West Side Mixed-Use Mid-Rise Multi-Family Inclusionary District and the East Side Townhouse Inclusionary Residential District consistent with the terms of the AHSA. At least four (4) lots are proposed in the District with one lot to be dedicated to Power Station to permit the development of up to twenty-three (23) family affordable rental housing units, based upon a twenty (20%) set- aside, but not less than twenty (20) family rental housing units, to satisfy the overall Power Station fair share obligation, one lot for development of a cell tower, one lot for the Borough to develop an area to serve as storage for beach cabanas and the balance of the district for a public park along Lake Drive.

*Principal Permitted Uses:*

- Very-Low, Low and Moderate-Income Affordable Multi-Family Residential Units per the AHSA.
- Public and Quasi Public Uses, including Borough beach cabana storage.
- Parks and
- Cell Towers and equipment.

*Permitted Accessory Uses:*

- Parking, signage, and other uses customarily incidental to the principal use.

*Bulk Standards:*

Issue	Applicable Standard(s)
Maximum Density:	Up to 23 family affordable multi-family rental units on newly created Block 31, Lot 3.01 (portion of former Lot 3 after subdivision).
Maximum Units per structure:	Maximum Multi-Family Units in a single Structure: Twelve (12)
Front Yard Set Back:	(Lake Drive): 30 feet
Side Yard Set Back:	(Railroad and Deal Lake): 20 feet
Rear Yard Set Back:	40 Feet
Min. Feet between buildings:	50 Feet minimum between buildings

Issue	Applicable Standard(s)
Maximum Height:	3 stories, 38 feet as measured from the finished first floor of each building.
Impervious Coverage:	50% Maximum
Minimum Lot Area:	For multi-family lot (proposed lot 3.03) 74,000 sq ft
Minimum Lot Area:	For Borough's Retained Lot(s) (proposed lots 3.01, 3.02 & 3.04) 3200 sq ft
UHAC regulations:	The inclusionary development on Lot 3.03 shall be designed in accordance with UHAC regulations (as modified per AHSA) with regard to the income and bedroom distribution requirements and other affordable housing requirements.
Utilities:	All utilities including but not limited to electric, telephone, internet, etc. shall be directed to each unit underground to the extent allowable by the utility company or other applicable regulatory authority.
Antennas:	TV antennas, Dish antennas and similar devices shall be prohibited.
Refuse Areas:	Permitted in front yard as necessary to facilitate access for pick up.
Parking:	Parking shall be RSIS compliant. Source AHSA Term Sheet.
RSIS relief:	Parking to be reviewed and, if RSIS relief is needed, the Borough / Planning Board agree to grant such relief in order to ensure 23 units are achieved with appropriate amenities. Multi-family parking requirement: a minimum of 1.5 spaces/unit. Source AHSA Term Sheet.

*Concept Plan: Lake Drive Property portion of Public Lands/Inclusionary District*

The Borough has committed to subdivide Block 31, Lot 3 (Public Lands/Inclusionary District) to allow for the dedication of the Lake Drive Property (new Lot 3.01) to Power Station to provide the third parcel of an inclusionary multi-family development that satisfies the affordable housing obligation of the overall Power Station inclusionary development of the West Side Mixed-Use Inclusionary District, the East Side Townhouse Inclusionary Residential District and the Lake Drive Property consistent with the terms of the AHSA. The balance of Lot 3 will remain for municipal uses (e.g., cell tower and cabana storage) as well as public park land along the Lake. The concept plan for this site proposes up to twenty-three (23) very-low, low and moderate-income multi-family units located in two (2) separate buildings. The development will consist of four (4) one-bedroom units; fourteen (14) two-bedroom units; and five (5) three-bedroom units with the income breakdown by



bedroom count per the AHSA. Vehicular access is proposed from Lake Drive. The architectural design of this inclusionary project will include design elements that are compatible with the historic character of Allenhurst's residential district.

Pursuant to paragraphs 4.1 and 4.2 of the AHSA, the Borough by this Redevelopment Plan is rezoning the inclusionary Development Properties to be partly included in its HEFSP (Lake Drive) and to permit the Overall Development substantially in accordance with the Concept Plans attached to the AHSA as Exhibit "B." Source AHSA, ¶4.1 & ¶4.2, and Concept Plans attached thereto as Exhibit "B."

See Concept Plan for Lake Drive below, as per Exhibit "B" of AHSA.




**MORGAN**  
 engineering & surveying

P.O. BOX 4508  
 FREEHOLD, NJ 08041  
 TEL: 732.270.4444  
 FAX: 732.270.4441  
[www.morganeng.com](http://www.morganeng.com)

**LAKE DRIVE TOWNHOME  
CONCEPT 3**

BOROUGH OF ALLENHURST  
COUNTY OF MONMOUTH NEW JERSEY

DATE	REVISION	SCALE	DRAWN BY

10/10/2018 10:00 AM 10/10/2018 10:00 AM 10/10/2018 10:00 AM 10/10/2018 10:00 AM



11 UNIT BUILDING  
A FRONT ELEVATION  
Scale: 1/8"=1'-0"

APPEL DESIGN GROUP - 112 LAMAR, P.O. BOX 100, MONMOUTH COUNTY, NJ 08852 - 732.329.1800 FAX 732.329.1801



APPEL DESIGN GROUP  
ARCHITECTS  
23 WASHINGTON ROAD - SUITE 201  
MORRISTOWN, NJ 07960  
TEL: 732.329.1800  
FAX: 732.329.1801

ALLENHURST  
REDEVELOPMENT  
BOROUGH OF ALLENHURST  
MONMOUTH COUNTY, NJ

NO.	DESCRIPTION	BY	DATE
1	00101010101	SA	03-20-2010

NO.	DESCRIPTION	BY	DATE



APPEL DESIGN GROUP  
LAWRENCE A. APPEL, P.E. AIA  
112 LAMAR  
MORRISTOWN, NJ 07960  
TEL: 732.329.1800  
FAX: 732.329.1801

11 UNIT BUILDING  
FRONT ELEVATION

DRAWN BY	CHKD BY
SA	SA

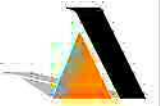
PROJECT: ALLENHURST COMMON DRIVE  
DATE: 03-20-2010

**PB-1.2**

N/A



12 UNIT BUILDING  
**A** FRONT ELEVATION  
 Scale: 1/8"=1'-0"



**APPEL DESIGN GROUP**  
 ARCHITECTS  
 23 MADISON ROAD - SUITE 202  
 HOBOKEN, NJ 07030  
 TEL: 973-961-5000  
 FAX: 973-961-5001

**ALLENHURST  
 REDEVELOPMENT**  
 BOROUGH OF ALLENHURST  
 MONMOUTH COUNTY, NJ

NO.	DESCRIPTION	D.	DATE
001	ISSUE FOR PERMITS	RF	03-23-17



LAMBERT ARCHITECTS & INTERIORS  
 LAURENCE A. LAMBERT, P.A. ARCHITECT  
 407 675-6700  
 24 ALBANY ST.

**12 UNIT BUILDING  
 FRONT ELEVATION**

DRAWN BY	PA
CHECKED BY	SM
CLIENT	ALLENHURST TOWN CENTER DEVELOPMENT
DATE	03-23-17

**PB-2.2**  
 N/A

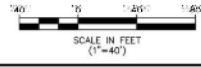
APPAL DESIGN GROUP - HOBOKEN, NJ - 973-961-5000 - 23 MADISON ROAD - SUITE 202 - HOBOKEN, NJ 07030 - TEL: 973-961-5000 - FAX: 973-961-5001

The zoning for the East Side Property, West Side Property and Lake Drive Property shall allow for the Overall Development based upon the Concept Plans attached to the Settlement Agreement as Exhibit “B.” The goal for the revised Redevelopment Plan is to ensure that the Concept Plans are fully conforming without the need for variance or design waiver relief. Source AHSA, ¶4.2.

**Overall Site Layout:**

The concept plan contained herein below depicts the overall site layout as to the proposed development of the West Side Mixed-Use Mid-Rise Multi-Family Inclusionary District, East Side Townhouse Inclusionary Residential District and the Public Lands/ Inclusionary District and was prepared by Morgan Engineering & Surveying, last revised July 21, 2023. This exhibit did not exist at the time of the AHSA and thus is subject to review as required by paragraph 8.1 of the AHSA. Power Station asserts that the referenced concept plan below illustrates the overall contemplated redevelopment of the area consistent with the standards and provisions included herein.

See Site Layout Plan below.



DATE: 1/2/2023  
 DRAWN BY: M.W.  
 CHECKED BY: M.W.  
 PROJECT NO: 23-0000

**MORGAN**  
 engineering & surveying  
 P.O. BOX 5212  
 YORK HAVEN, NJ 07554  
 TEL: 732.578.8888  
 FAX: 732.578.8888  
 www.morganesurvey.com

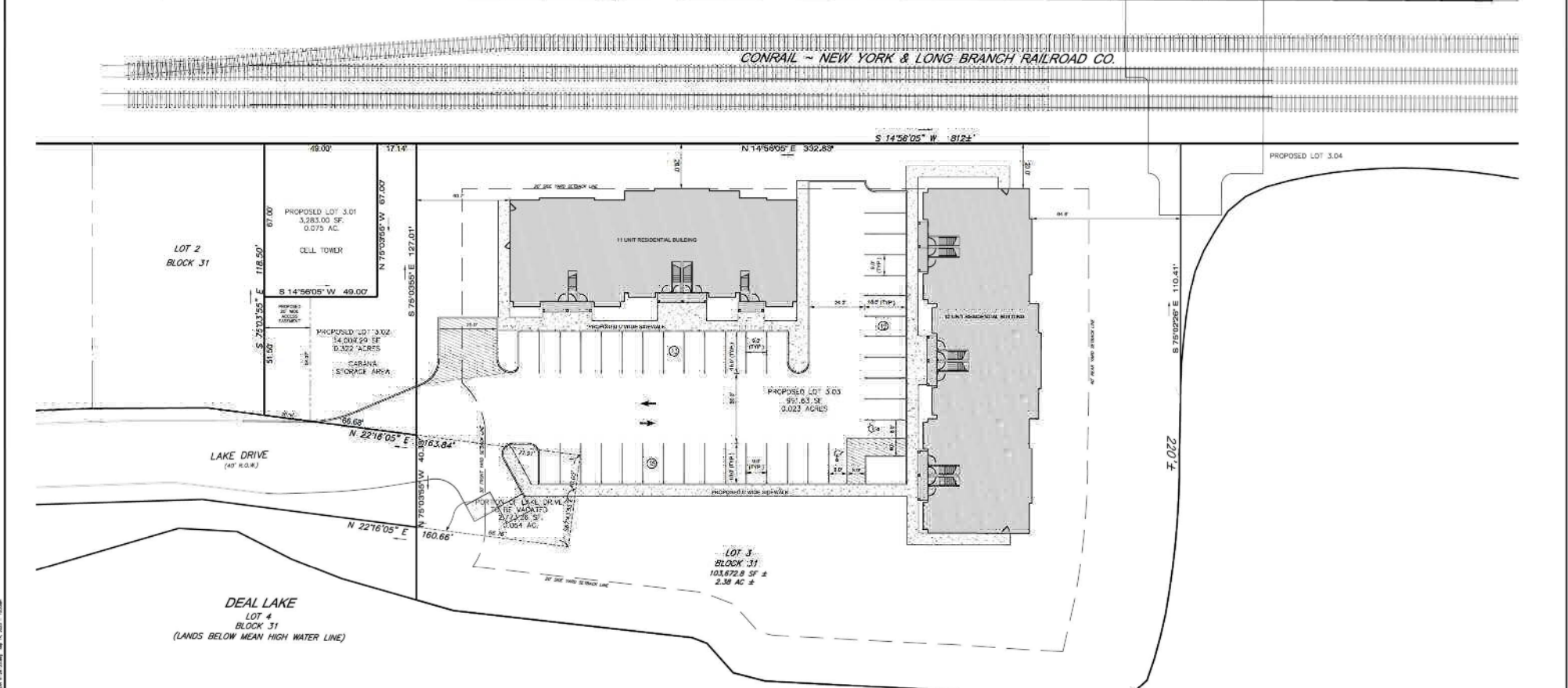
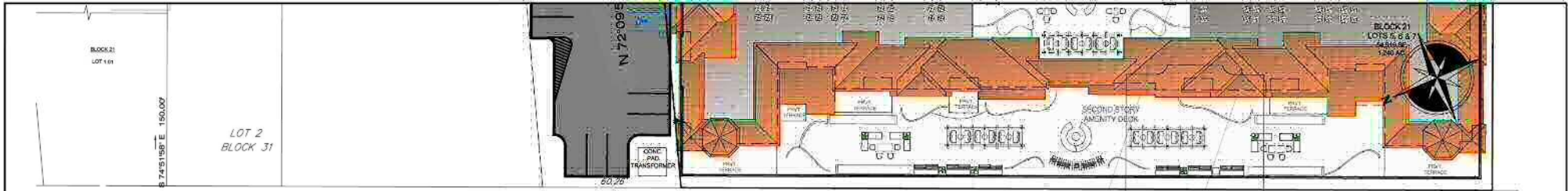
**MATHEW R. WILDER**  
 NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 30652

REV	DATE	DESCRIPTION
1		

**SITE LAYOUT RENDERING**  
 LAKE DRIVE

LOT 3      BLOCK 31  
 BOROUGH OF ALLENHURST  
 COUNTY OF MONMOUTH      NEW JERSEY

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MORGAN ENGINEERING & SURVEYING.

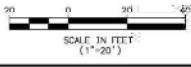


IMPERVIOUS COVERAGE

DESCRIPTION	PROPOSED
LOT 3.03	
BUILDING	13,095 S.F.
ASPHALT DRIVE	16,296 S.F.
WALKWAYS	4,070 S.F.
IMPERVIOUS LOT COVERAGE	33,461 S.F.
LOT AREA	74,823.28 SF
TOTAL IMPERVIOUS LOT COVERAGE	44.7%

ZONE REQUIREMENTS

	REQUIRED	PROPOSED LOT 3.01	PROPOSED LOT 3.02	PROPOSED LOT 3.03	PROPOSED LOT 3.04
MIN. LOT AREA		3,283.00 SF	4,833.98 SF	74,823.28 SF	20,730.76 SF
MIN. FRONT SETBACK	30 FT.	--	--	40.7 FT.	--
MIN. SIDE SETBACK	20 FT.	--	--	20.0 FT.	--
MIN. REAR SETBACK	40 FT.	--	--	84.8 FT.	--
MAX. BUILDING HEIGHT	--	--	--	37.5 FT.	--
IMPERVIOUS LOT COVERAGE	--	--	--	44.7%	--



**MORGAN**  
engineering & surveying

10465 HIGHLAND AVE. SUITE 104  
FREEHOLD, NJ 07728  
TEL: 732-201-0999  
FAX: 732-201-0998  
WWW.MORGANENGINEERING.COM

**MATHEW R. WILDER**  
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 30652

**SITE LAYOUT PLAN**

LAKE DRIVE

LOT 3  
BOROUGH OF ALLENHURST

BLOCK 31

COUNTY OF MONMOUTH  
NEW JERSEY

DATE: 08/11/2014  
SCALE: AS SHOWN

2014/08/11 10:41 AM 10465 HIGHLAND AVE SUITE 104 FREEHOLD NJ 07728  
 732-201-0999  
 10465 HIGHLAND AVE SUITE 104 FREEHOLD NJ 07728  
 732-201-0999  
 10465 HIGHLAND AVE SUITE 104 FREEHOLD NJ 07728  
 732-201-0999

## **Southern Gateway District**

### *Purpose:*

To create an opportunity for adaptive reuse or new construction on the site of the existing Borough DPW/waterworks building; to upgrade the retail mall at the southeast corner of Main and Hume Streets; and to improve the commercial sites south of the JCP&L buildings, and west of Main Street. This plan attempts to shape this district as the southern gateway of Allenhurst by the provision of active retail and restaurant uses at the street level, public plazas, residential uses on upper floors, gateway signage, sidewalk and streetscape improvements. In addition, pursuant to the court-approved FSHC Settlement Agreement, this District is to be included in the Main Street Commercial District Overlay Inclusionary Zone which overlays a portion of the Redevelopment Area as well as other parts of the Borough's Main Street corridor which permits new residential development with an affordable housing set-aside. Source 2021 Plan, page 21.

### *Principal Permitted Uses:*

- Residential (second floor and above only, except as may be modified by development adhering to the Main Street Commercial District Overlay Inclusionary Zone)
- Retail uses (without drive-thru)
- Restaurants, outdoor dining, and other eating/dining establishments (without drive-thru )
- Offices
- Municipal uses
- Financial institutions (without drive-thru). Source 2021 Plan, page 21.

### *Permitted Accessory Uses:*

- Parking (including electric vehicle charging), signage, and other uses customarily incidental to the principal use. Source 2021 Plan, page 21.

### *Bulk Standards:*

- Maximum Building Height: 2½ Stories or 35 feet
- Maximum Impervious Coverage: As per Chapter 26, Development Regulations of the Borough Code of the Borough of Allenhurst applicable at time of development
- Minimum Setbacks: As per Chapter 26, Development Regulations of the Borough Code of the Borough of Allenhurst applicable at time of development

### *Additional Standards:*

- The existing Borough DPW/waterworks building should be retrofitted or replaced subject to the approval of the Borough Historic Preservation Commission.
- Parking shall not be permitted between the building and the street line.
- The existing on-street parking shall be maintained.



- Off-street parking for residential uses shall be provided in accordance with RSIS.
- Off-street parking for non-residential uses:
  - o Retail and service activities, banks and offices: Four (4) spaces per one thousand (1,000) square feet of gross floor area
  - o Restaurants: one (1) parking space for every ten (10) seats
- Shared parking arrangements among uses shall be encouraged. Some or all of the off-street parking requirements for non-residential uses may be waived if it is determined that adequate public parking exists within 500 feet of the site.
- Adequate lighting shall be provided on each site, and decorative lighting fixtures shall be provided along Main Street, in the plaza areas, and in the outdoor dining areas.
- Suitable and high-quality landscaping shall be provided on all sites.
- Sustainable design practices, and LEED certified buildings are strongly encouraged.
- Publicly accessible electric vehicle charging stations shall be incorporated to the extent feasible. Source 2021 Plan, page 21.

**Public Utility District** Source 2021 Plan, page 22.

*Purpose:* To recognize the existing use of the parcels for the production of utility services.

*Principal Permitted Uses:*

- Public Utility Uses

*Additional Standards:*

- Adequate fences and other safety devices must be provided as may be required. Fences, when used to enclose public utility facilities such as electrical power substations, shall be built in accordance with the applicable requirements of the New Jersey Board of Public Utility Commissioners and the New Jersey Uniform Construction Code.
- Sufficient landscaping, including shrubs, trees and lawn shall be provided and must be periodically maintained.
- Adequate off-street parking shall be provided. Source 2021 Plan, page 22.

**General Standards for All Districts**

*Prohibited Uses:*

- All uses not specifically permitted within this Plan.
- Uses specifically prohibited in the Borough Land Use Ordinance.
- Residential units rented for a period of less than one year. Source 2021 Plan, page 22.

*Affordable Housing:* Source 2021 Plan, page 22.

Redevelopment plans are permitted to require the provision of affordable housing units per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.b). In addition, areas of the Redevelopment Plan (not including the entirety of the Power Station Inclusionary Development) may also generate an affordable housing set-aside through compliance mechanisms to address the Borough's Unmet Need as set forth in the FSHC Settlement Agreement such as the Main Street Commercial District Overlay Inclusionary Zone and the Mandatory Set-aside ordinance requirements which reference the Borough's overall fair share affordable housing ordinance.

- If multiple properties are developed concurrently or in phases by one developer, the affordable units to satisfy the set-aside requirement in this Plan may be distributed in one or more phases of the project, provided such terms are set forth in a Redevelopment Agreement between the Borough and the applicable redeveloper and the phasing is consistent with COAH's regulations on phasing at NJAC 5:93-5.6(d).
- Any affordable housing obligation of Power Station is addressed in the AHSA, which controls, and no further affordable housing obligation (whether it be additional affordable units or affordable housing development fee) is required. Source AHSA.
- Affordable housing units shall comply with the Uniform housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq. or any successor legislation, with the exception that in lieu of 10% of affordable units in rental projects being required to be affordable to households earning at or below 35% of the regional median household income, 13% of affordable units in such projects is required to be affordable to households earning at or below 30% of the regional median household income, consistent with and as required by the Fair Housing Act.
- Deed restrictions shall be filed ensuring the affordability controls remain in place for at least 30 years pursuant to UHAC.

*Work Period Limitation:*

Due to the scope and complexities of Redevelopment projects, the Borough has agreed to grant a designated redeveloper a waiver from the provisions of Ordinance Section 26-10 "Work Period Limitation." Per 6.11 of the AHSA, the Borough has agreed to a modified application to the Construction Moratorium Ordinance such that Developer (and its contractors) will be permitted to perform work associated with the Project during the Moratorium Period (July 1 through Labor Day) between the hours of 8 am and 5 pm, Monday through Friday, with no work on Saturdays, Sundays and Federal Holidays. All deliveries must be scheduled during the permitted work hours. See AHSA 6.11).

**Design Standards** Source 2021 Plan, pages 23 & 24.

These design standards shall be applied with the use and bulk requirements detailed in this Plan. The design standards are intended to reinforce the physical, visual and spatial characteristics of the Redevelopment Area. Streetscape, parking, lighting, signage and landscape design shall be consistent with the design standards in the Land Use Ordinance of the Borough. In addition, the following standards shall apply:

- Parking structures (if any) shall be integrated into the overall architectural design of the area.
- Design of landscaped areas shall incorporate best management practices regarding maintenance, including integrated pest management and the use of drought tolerant plantings.
- Loading areas shall be placed in the back or side of buildings and shall not be visible from the public right-of-way or from adjacent properties. Loading and parking areas shall be suitably screened to minimize impacts of noise, lighting, glare and visibility.
- Fire escapes shall be prohibited on the front façade of any building.
- The type, shape, pitch, texture and color of a roof shall be architecturally compatible with the building style, material, colors and details. New rooftop elements shall be screened from the public right-of-way.
- Architectural variety within an overall framework of design continuity shall be encouraged in new buildings. Visual variety created by building elements such as storefront entrances, canopies and signage help shorten the sense of distance and reduce the monotony of pedestrian strips.
- Buildings shall include, at the street level, design elements that encourage pedestrian interest such as large display windows, multiple entries and clear signage.
- Signage/awnings shall be consistent with the standards detailed in the Borough's Land Use Ordinance. In addition, vinyl waterfall awnings and neon lights shall not be permitted.
- Signs shall be illuminated externally only ("goose neck" lighting and such).
- Lighting: On-site lighting shall be compatible with the architecture of the buildings and be related to the building features.
- Whenever possible and appropriate, all above ground utilities shall be located underground.
- Utility meters and mechanical equipment shall be screened from public view with architectural features that are compatible with the overall design of the structure and/or landscaping.
- Rooftop building amenities are encouraged for multi-family residential development. The design of amenity space shall blend with the aesthetic of the building and shall not distract from the historical quality or overall design of the building. Lighting shall

be limited to shielded, low level lighting that does not cast glare or spillage off the rooftop.

**Streetscape Standards:** The following streetscape standards apply to all major and minor streets within the Redevelopment Area: Source 2021 Plan, page 24.

- All streetscapes shall have trees planted to the greatest extent possible; spacing shall be maximum thirty (30') feet on-center or as appropriate for the tree species unless space is needed for signature entrances and driveway curb-cuts.
- Streetlights and traffic signal standards shall be installed consistent with the type currently utilized on Main Street.
- Brick pavers, similar to the existing paving on Main Street, shall be installed on all pedestrian crosswalks.
- New street furniture and other installations shall maintain uniformity with existing streetscape including tree grates. Street furniture such as benches, planters and bike racks are strongly recommended on Main Street.
- Uniform trash receptacles with tops that discourage disposal of household or business refuse.
- Planters- shall be uniform in style. Planters are permitted and encouraged within any plaza or park area.
- Bike racks shall be installed along Main Street.
- Traffic Calming Principles shall be employed where necessary.
- Textured crosswalks and paving shall be provided at major intersections.
- Landscaping, including street trees and planters shall be employed both for aesthetics and safety.

The general policy with respect to property acquisition shall require the Borough, if necessary, to facilitate the completion of the Redevelopment Plan within a reasonable period of time. If it appears necessary or prudent for the Borough to acquire title interest in any property, then it may proceed to do so either by negotiation or by eminent domain proceedings in accordance with applicable statute. However, the Borough shall not have property acquisition authority with respect to the properties owned by Power Station at Allenhurst, LLC. Source 2021 Plan, page 25.

Therefore, all of the lands within the Main Street Redevelopment Area not owned by the Borough of Allenhurst are subject to acquisition for redevelopment. This Redevelopment Plan authorizes the Borough to exercise its condemnation powers on all properties in the Redevelopment Area, to acquire property or to eliminate any restrictive covenants, easements or any other property interests which may undermine the implementation of the Plan. Source 2021 Plan, page 25.

## **RELOCATION PLAN**

The Borough will provide all displaced residents with the appropriate relocation assistance, pursuant to applicable state and federal law, should relocation be necessary. Such relocation shall be provided through an appropriately designated office, which will assist in any relocation of persons, businesses or entities. Source 2021 Plan, page 25.

**This Redevelopment Plan does not include the elimination of any residential units, therefore, no replacement of residential units is proposed as part of this Redevelopment Plan.**

**PLAN RELATIONSHIP WITH OTHER PLANS** Source 2021 Plan, pages 26 & 27.

### **Borough of Allenhurst Master Plan (2008)**

The redevelopment area is located in an area that is designated for commercial and retail use along Main Street. The goals, objectives and standards contained in this Redevelopment Plan are consistent with the Borough's Master Plan.

### **Borough of Allenhurst Master Plan Reexamination Report (2018)**

The 2018 Reexamination Report brings forward the goals and objectives from the 2008 Master Plan, while also identifying some changes that were made to the Borough's Land Use Procedures, Development Regulations, and Historic Preservation Ordinance in response to the 2016 Residential District Study.

The Reexamination Report also identifies the significant impacts of Hurricane Irene and Superstorm Sandy and their role in magnifying the importance of resiliency and sustainability planning to the Borough.

Section D. of the Reexamination Report makes recommended changes to the Master Plan and development regulations. Among these recommended changes are to update the 2009 Housing Element and Fair Share Plan and explore methods to meet the Borough's affordable housing obligation, and to review and implement the Main Street Redevelopment Plan with revisions as necessary.

Section E of the Reexamination Report contains recommendations concerning the incorporation of redevelopment plans and recommended changes to effectuate the plans. One of the recommendations is to encourage year-round commercial uses in the existing Main Street Redevelopment Plan.

**Borough of Allenhurst Housing Element and Fair Share Plan (2023).** New as result of AHSA & FSHC agreement.

As required pursuant to the FSHC Settlement Agreement, the Borough of Allenhurst Planning Board adopted the 2023 Housing Element and Fair Share Plan ("HEFSP") at a Special Meeting on November 29, 2023 and the governing body is scheduled to endorse the adopted plan at a Special Meeting on December 5, 2023. The 2023 HEFSP will address the Borough's Prior Round and Third Round fair share obligation as adjusted by virtue of a vacant land adjustment. The Borough will address its realistic development potential ("RDP") through the three-property Power Station Inclusionary Development (West Side, East Side and Lake Drive) and eligible rental bonuses and will adopt means to address its Unmet Need through the required adoption of an Affordable Housing Development Fee Ordinance, a Mandatory Set-aside Ordinance and the Main Street Commercial District Overlay Inclusionary Zone.

### **Master Plans of Adjacent Municipalities**

The Redevelopment Area is located in the southwest corner of the Borough, adjacent to the municipal boundaries of Loch Arbour Village, Interlaken Borough, and Ocean Township. This Redevelopment Plan is not anticipated to have an adverse impact on development within the adjacent municipalities. Source 2021 Plan, page 26.

### **2016 Monmouth County Plan**

The Monmouth County Planning Board adopted the Master Plan in October 2016 which serves to guide the physical development of the County. The County Master Plan provides regional, longer-term recommendations to coordinate numerous programs and policies and achieve consistency in ongoing development and protection efforts. The 2016 Plan updated elements such as Land Use, Community Development and Housing, Agricultural and Economic Development, Farmland Preservation, Utilities, Community Resiliency, Healthy Communities, Transportation and Mobility, Open Space, Arts, Historic, and Cultural Resources, Natural Resources, Planning Services, Outreach, and Coordination, and Sustainable Places. Source 2021 Plan, page 26.

The Master Plan's Framework for Public Investment Map classifies Allenhurst as a Priority Preservation Investment Area (PPIA) within a Priority Growth Investment Area (PGIA). A PPIA is an area where an investment in land preservation, agricultural development and retention, historic preservation, environmental protection and stewardship is preferred and encouraged. A PGIA is an area with either existing or planned infrastructure that lends to development and redevelopment opportunities. Public investments related to the efficient development and redevelopment of previously developed sites and optimization of existing settlement patterns should be encouraged. Source 2021 Plan, page 26.

The Community Landscape Map identifies Allenhurst as an historic town with a commercial business district and a train station.

The Wastewater Management Planning section notes that Allenhurst utilizes the services of the Township of Ocean Sewerage Authority (TOSA).

**New Jersey State Development & Redevelopment Plan:** Source 2021 Plan, page 27.

The Redevelopment Plan is consistent with, and effectuates the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The SDRP is a unique document that guides State-level development and redevelopment policy as well as local and regional planning efforts. This Plan is consistent with the following statewide goals in the SDRP:

- Revitalize the State's cities and towns.
- Promote beneficial economic growth, development and renewal for all residents of New Jersey.
- Protect the environment, prevent and clean up pollution.
- Provide adequate public facilities and services at a reasonable cost.
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
- Ensure sound and integrated planning and implementation statewide.

The SDRP also includes a State Plan Policy Map, which divides the state into regions, known as Planning Areas, and includes specific goals for each area. The Policy Map also identifies "Centers," locations into which development is to be directed, and "Environs," areas to be protected from future growth. The Borough of Allenhurst falls in the 'Metropolitan Planning Area' (PA1). The State Plan recognizes that all communities in this planning area are essentially fully developed; hence much of the change in land uses will occur as redevelopment.

The State Plan's planning objectives for the 'Metropolitan Planning Area' include:

- Providing for much of the state's future redevelopment;
- Revitalizing cities and towns;
- Redesigning areas of sprawl; and
- Protecting the character of existing stable communities.

## **IMPLEMENTATION OF THE REDEVELOPMENT PLAN** Source 2021 Plan, page 28.

### **Redevelopment Entity**

The Borough's governing body shall serve as the Redevelopment Entity.

### **Phasing**

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections. See also phasing requirements in AHSA Term Sheet applicable to Power Station Inclusionary development.

### **Selection of a Designated Developer** Source 2021 Plan, page 28.

Potential redevelopers will be required to submit to the Redevelopment Entity for review and approval prior to the designation of a redeveloper(s) at a minimum:

- Financial responsibility and capability
- Estimated development cost
- Estimated time schedule
- Conceptual site plans including visual plans and elevations at a minimum.
- Fiscal impact analysis

Power Station at Allenhurst, LLC, or its designee, shall be the designated redeveloper for the West Side Property, East Side Property and Lake Drive Property. Added in accordance with AHSA.

### **Appointment of a Designated Redeveloper** Source 2021 Plan, page 28.

Upon the selection of one or more redevelopers to become a designated "redeveloper" (each, a "Redeveloper"), the Redevelopment Entity shall then proceed to negotiate a formal redevelopment agreement with the Redeveloper (each, a "Redevelopment Agreement")

Designation of a Redeveloper(s) by the Borough of Allenhurst shall be subject to the execution of an appropriate Redevelopment Agreement. The estimates referred to in the previous section shall be finalized by the designated Redeveloper(s) at the time of execution of such agreement.

Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to the Borough of Allenhurst and then to the Planning Board for site plan approval as required pursuant to the Municipal Land Use Law (NJSA 40:55D-1 et seq.) by the Redeveloper(s) for approval to insure conformance with the approved preliminary submission.



**Conditions in Redevelopment Agreement(s).** Source 2021 Plan, page 28.

Each Redevelopment Agreement will be contingent upon the following conditions, restrictions, and/or requirements.

1. Each Redevelopment Agreement will incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. A Redeveloper will be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.
3. Except for designated redeveloper Power Station, no Redeveloper will be permitted to dispose of property until all required improvements are completed unless the prior written consent of the Redevelopment Entity has been obtained.
4. Except for designated redeveloper Power Station, the consent of the Redevelopment Entity shall be required prior to the disposition of all or any of the Redeveloper's interest in the Redevelopment Area. Such consent shall be effective upon the completion by the Redeveloper of all on and off-site improvements as may have been approved and required. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Borough or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
5. The Redeveloper(s) shall pay to the Borough of Allenhurst a fee for the purpose of defraying its costs incurred in connection with this Plan and the Redeveloper's project, except as provided for in the AHSA.
6. The Redevelopment Entity reserves the right to terminate any Redeveloper Agreement with a Designated Redeveloper subject to the terms and conditions of the Redevelopment Agreement, except for any agreement with Power Station at Allenhurst, LLC as provided for in the AHSA.

**Development Review.** Source 2021 Plan, page 29.

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity, which agreement confirms the proposed plans are consistent with the Plan. Plans, with details sufficient to comply with the Municipal Land Use Law and local Ordinance, will be submitted to the Planning Board for site plan review and approval for each development parcel, pursuant to N.J.S.A. 40:55D-1 et seq.

The Planning Board shall require, as a condition of any site plan approval, that the Designated Redeveloper post-performance guarantees in compliance with the requirements of N.J.S.A. 40:55D-53.

The objectives, standards and requirements contained in this Redevelopment Plan shall regulate development within the Redevelopment Area and take precedent over the Land Development Ordinance of the Borough of Allenhurst. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply. If any conflict arises between the Redevelopment Plan and the AHSA, the terms of Power Station Settlement Agreement shall supersede this Redevelopment Plan. Source 2021 Plan, page 29.

Per 5.2 of the AHSA, the Developer will file development applications after adoption of the Revised Redevelopment Plan, which will be consistent with the Concept Plans, attached to the AHSA as Exhibit "B." Notwithstanding the last sentence of Section 4.2 of the AHSA, nothing in the AHSA shall preclude the Developer from seeking reasonable bulk variances, waivers or de minimis exceptions as part of the development applications, which shall reasonably be considered by the Board as provided for in N.J.A.C. 5:93.10.1(b) and N.J.A.C. 5:97 10.3(b). It is understood that Developer's site plan application is permitted to include a phasing plan, which will be permitted to be developed in development phases (Phase 1, Phase 2, and Phase 3). Notwithstanding the Development Properties being permitted to be developed in Phases, for COAH Affordable Housing phasing purposes it will be viewed as a single inclusionary development. Added to comply with AHSA.

Per 6.9 of the AHSA, the Planning Board shall expedite the review of any development and zoning applications filed by the Developer in accordance with AHSA, (including granting reasonable checklist waivers). In the event of any appeal of the Court approval of this Agreement, the Board shall review and take action on any applications filed by Developer for the Overall Development. The Board's decisions on such applications may be conditioned upon the outcome of any pending appeal. If Developer's development application cannot be scheduled for the next regularly scheduled meeting or if regularly scheduled meetings are cancelled, upon request from the Developer, the Board shall schedule special meetings to process Developer's application(s) at no cost to Developer. Notwithstanding the last sentence of Section 4.2 of the AHSA, the Board shall reasonably consider any bulk variances, waivers or de minimis exceptions sought as part of the development applications. Nothing herein eliminates the Developer's obligations to comply with the Planning Board's filing fees and escrow fees relative to its application for review. Added to comply with AHSA.

**Duration of Redevelopment Plan.** Source 2021 Plan, page 29.

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Borough of Allenhurst. The Redevelopment Plan will remain in effect until it is changed or rescinded. After that period the Zoning Ordinance will regulate the development of the Redevelopment Area. Source 2021 Plan, page 29.

**Amending the Redevelopment Plan.** Source 2021 Plan, page 29.

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that with respect to any land in the project area previously disposed of by the Borough of Allenhurst for use in accordance with the Redevelopment Plan, the Borough will provide notice as required by statute. Any amendments regarding the West Side Mixed-Use Mid- Rise Inclusionary District, East Side Townhouse Inclusionary Residential District or Public Lands/Inclusionary District require the consent of Power Station. Source 2021 Plan, page 29.

**Exhibit “A”**

# Main Street Redevelopment Plan 2023

**Exhibit “A”**